

GRESHAM CITY COUNCIL

AGENDA ITEM TYPE: DECISION



Enactment Reading: Development Plan Amendments - Multi-Family Design Standards Project

Meeting Date: April 20, 2010
Service Area: Urban Design & Planning

Agenda Item Number: C-1
Service Area Manager: Mike Abbaté

REQUESTED COUNCIL ACTION

Move to approve Council Order No. 623 and the emergency enactment reading of Council Bill #05-10.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

This project is included in the 2010 Council Work Plan. The purpose and community outcome is to:

- Develop urban design provisions that promote the livability of multi-family residential development.
 - Create Development Code regulations that are necessary to help facilitate the development of attractive, innovative, high-quality multi-family housing with Design Principles and Guidelines, and update current Design Standards that:
 - Identify elements that constitute good site and building design
 - Create a sense of neighborhood and place for Gresham
 - Incorporate Crime Prevention through Environmental Design (CPTED) Principles where feasible
 - Educate the public about quality multi-family design, and
 - Allow two alternative review processes with a choice of a discretionary Design Guidelines process or clear and objective Design Standards process by the Design Commission or the Manager.
 - Address community needs and desires with regard to multi-family development.
-

BACKGROUND

On April 6, 2010, the City Council held a public hearing regarding the proposed amendments to Volumes 2 and 3 of the Community Development Plan relating to the Multi-Family Design Standards project. The Council voted unanimously to approve the proposed amendments at the April 6, 2010 meeting with the addition of a policy to address landscaping and its contribution to the livability of multi-family developments. This is the second reading of the Council Bill and approval of the emergency enactment.

BUDGET / FINANCIAL IMPACT

Costs associated with completing this project are included in the FY09/10 budget.

NEXT STEPS

The effective date of Council Bill No. 05-10 is April 20, 2010.

ATTACHMENTS

- A. Council Bill 05-10 with Attachment 'A' - . Section 7.0100 Two or More Units, Elderly Housing and Mixed-Use (Residential) Criteria, Guidelines and Standards.
 - B. Council Order No. 623
-

FROM:

Mike Abbaté, Urban Design & Planning Director
Jonathan Harker, Long Range Planning Manager
Lauren McGuire, Senior Comprehensive Planner

REVIEWED THROUGH:

Office of Governance & Management
Rick Faus, City Attorney's Office
Dave Rouse, Environmental Services Director

FOR MORE INFORMATION

Staff Contact: Lauren McGuire
Telephone: 503-618-2108
Staff E-Mail: Lauren.McGuire@GreshamOregon.gov
Website: www.GreshamOregon.gov/udp

Proposed new language is double-underlined;
Proposed deleted language is ~~stricken~~.

CB 05-10

ORDINANCE NO.

AMENDMENTS TO VOLUME 2, POLICIES, AND VOLUME 3, DEVELOPMENT CODE, OF THE GRESHAM COMMUNITY DEVELOPMENT PLAN, REGARDING THE MULTI- FAMILY DESIGN STANDARDS PROJECT AND DECLARING AN EMERGENCY

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 2, Policies is amended by adding a new Section 10.413.2 DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS as follows:

10.413.2 DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

BACKGROUND

In 2008, the City determined a need to improve the design of new developments in the City. The first Design Commission was created in September of that year and six Design Districts were established in Gresham. The Downtown Plan project was the first district to have a set of specific design regulations. At that same time, the City Council, the Planning Commission, the Design Commission and residents determined that design regulations could directly improve the safety, livability and aesthetic appearance of multi-family residential developments. The determination was made to augment the existing regulations and to create new site and building design regulations that help facilitate the development of attractive, livable, innovative, high quality multi-family residential developments.

The project has involved an extensive public outreach effort including:

- A Design Charrette with over 37 people attending including numerous local prominent design professionals to investigate the essential elements of multi-family design that would promote superior, sustainable architectural and site design, create a sense of neighborhood, and provide usable public and private open space;
- An on-line “Picturing the Future – A Visual Preference Survey” to collect preferences regarding the look of future development in Gresham using a visual ranking system of photos. Topics included how buildings are arranged on a site, transitions between buildings and uses, building materials, architectural features and other elements; and
- Multiple public meetings with the Design Commission, Planning Commission and the general public.

ISSUES

The result of these outreach efforts is that a series of issues relating to multi-family developments have been exposed which can be summarized as follows:

- **Multi-Family Design Vision:** The Gresham Community Development Plan needs a clearly defined vision for superior quality design in multi-family development which addresses design excellence, sustainability, access, building material quality, and crime prevention;
- **Multi-Family Goals, Policies, Principles and Action Measures:** Additional Goals, Policies, Principles and Action Measures specific for multi-family housing throughout the City are needed;
- **Site and Building Design:** The existing multi-family clear and objective standards included in the Gresham Community Development Code (GCDC) are in need of updating and new standards are needed to address site design, open space location, sustainability, landscaping, lighting, storage, crime prevention and architectural building design to ensure higher quality residential housing projects.

The Site Design issues raised include the following:

- Site Design/Sustainable Design - Developments need to prioritize land uses, orient the buildings to the street or a central open space, and provide connections between uses. Developments should incorporate elements to create an attractive, sustainable site which conserves energy, protects our natural resources and promotes a healthier environment for residents.
- Public/Private Transitions. There is a need to create a transition between the public realm of the sidewalk/street and the private realm of the housing units to clearly establish the hierarchy of public and private uses and reinforce a sense of ownership and territory.
- Street Orientation. The street class or traffic volume needs to be considered relative to the building placement and orientation for resident safety.
- Multi-Modal Access. Parking lots in front of the unit entry doors are an issue because this site configuration degrades the ability for people to move between units and along the street comfortably.
- Safe Design. Reviewing and incorporating the appropriate Crime Prevention through Environmental Design Standards (CPTED) needs to be considered for creating safer, more livable developments with natural access control, natural surveillance, and territorial reinforcement.
- Open Spaces. Usable open spaces that meet the residents' desires, especially families with children, and visitors' desires need to be included in the site plan.
- Landscaping. The landscaping requirements need to create lush, attractive landscapes that enhance the appearance of the development and soften the bulk and scale of the buildings. The long term maintenance of the site also needs to be addressed.

The Building Design issues raised include the following:

- Design Excellence and Architectural Expression. The Code needs to facilitate design excellence in the built environment by addressing architectural elements like building and façade design.

- Sustainable Architectural Design. Architecture needs to be sustainable in construction and in long term energy usage.
- Housing Type Variety. There are many different multi-family housing styles that should be provided to give residents the greatest degree of housing choice.
- High Quality Materials. There is a need for developments to use the highest quality construction and the most durable materials in order to minimize long term maintenance and provide long lasting residential developments.
- **Two-Track Process:** The Development Code did not have a discretionary review process by a design review body such as the Design Commission to provide the opportunity for an alternate track of multi-family design review. The chosen mechanism to address this issue has been to include new Design Principles and Design Guidelines based upon those Design Principles for multi-family developments. The Design Principles are the general statements that guide the design of multi-family development and are the foundation for the discretionary guidelines and the clear and objective standards that are developed. The Design Guidelines are design parameters for development in design districts that are based on specific Design Principles and provide the opportunity for design flexibility and innovation.
- **Applicability.** In this project, a need was established to apply the standards and guidelines created to multi-family developments, to the residential component of mixed-use developments and to some duplex developments depending on the adjacent land use districts.

GOAL

One of the missing pieces in the multi-family design project was an over-arching goal to help establish clear direction for the project. The goal that has been formulated from the public outreach is as follows:

Multi-family developments will be attractive, high-quality, safe and sustainable where diversity, innovation and creativity are welcome and multiple modes of transportation are accessible for Gresham residents.

POLICIES

1. Multi-family developments should be designed and constructed to produce high quality, safe, and comfortable living environments.
2. Multi-family developments should incorporate sustainable measures and the efficient use of land and resources.
3. Multi-family developments should be thoughtfully and aesthetically designed with regard to site and building design.
4. Multi-family developments should create residential neighborhoods with multi-modal transportation connections.
5. Multi-family developments should provide adequate, usable, safe and high quality common open space and provide opportunities for social interaction.

6. Multi-family developments should appropriately respond and relate to their surroundings especially public streets, open spaces and recreation areas.
7. Multi-family developments should minimize the impacts of parking, loading and garbage service areas on public streets, residents and existing properties.
8. Multi-family developments should provide diverse housing types.
9. Standards applicable to multi-family dwellings should provide measures of consistency and certainty to expedite the development review process.
10. Landscapes are an important component of multi-family housing projects and contribute to creating livable neighborhoods. To that end, landscape shall be designed by qualified design professionals and maintained as designed over the long term.

DESIGN PRINCIPLES

The Design Principles, as general guiding statements, are the connection between general planning goals and policies and implementing Design Guidelines and Standards. The Design Principles were drafted to address the issues and to formulate design direction with input from the Design Commission, Planning Commission, the public and City staff. They are categorized as Site Design Principles and as Building and Architectural Design Principles and are included in the Gresham Community Development Code Volume III. Site Design Principles topics include site planning, sustainability, safe design, open spaces, landscaping, street orientation, and transportation mode provisions. Topics for Building and Architectural Design include design excellence and architectural expression, sustainable architectural design, and high quality materials.

ACTION MEASURES

1. Identify and assess methods that could be utilized to implement the design principles such as the two alternative review processes:
 - The clear and objective process applying the Design Standards;
 - The discretionary process applying the Design Guidelines.
2. Create an illustrated design guide, to be used as a handout, to assist developers, designers, decision makers, and the general public, to understand the design review process and the architectural and design standards for multi-family development proposals.

Section 2. Volume 3, Development Code, Article III Definitions is amended as follows:

3.0002. List of Terms

Terms used in the Development Code are presented below. General terms that apply throughout the Code are listed in **Section 3.0010**. Terms that are specific to a Development Code section are listed after the General Terms. These categories are:

- A. Habitat Conservation Area Terms and Definitions. **Section 3.0020**

- B. HCA, ESRA, and Article V Terms and Definitions. **Section 3.0030**
- C. Solar Related Terms and Definitions. **Section 3.0040**
- D. Tree Related Terms and Definitions. **Section 3.0050**

If a term is defined in both the General Definitions and in a Section-specific category, the Section-specific definition shall be used if the application of the term is within the parameters of the Code Section.

General Terms

Base- See Façade

Top- See Façade

Emissivity or Emittance.

Forestry Stewardship Council (FSC) Rating

Intent

LEED™.

Perennial (or Perennial Plant).

Reflectivity or Reflectance.

Solar Reflective Index (SRI).

Spandrel Glass

Tree

- Canopy Tree – See Shade Tree
- Deciduous Tree
- Evergreen Tree
- Site Tree.

3.0010 General Terms and Definitions

Design District. Provides guidelines and standards for development activity in clearly defined special design areas. It can be used to ensure the conservation, continuity, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district and to promote quality development in centers, near transit facilities, and similar areas. Six initial design districts are generally described as:

- **Civic Neighborhood Design District** is generally all of the Civic Neighborhood Plan District; Station Center (SC) lands south side of Division and west of Eastman; Community Commercial (CC) land north of Burnside and west of Eastman; and Transit Low Density Residential (TLDR) and Corridor Mixed Use (CMU) west of Eastman along Division.

- **Corridor Design District** is generally those corridor districts -- Corridor Multi-Family (CMF); Corridor Mixed Use (CMU); Moderate Commercial (MC); Community Commercial (CC); and those residential districts - Moderate Density Residential-12 (MDR-12), Moderate Density Residential-24 (MDR-24) and Office/Residential District (OFR) that are not included in another Design District.
- **Downtown Design District** is all of the Downtown Plan District (DPD) lands as described in **Section 4.1100**. This area generally encompasses properties between Eastman on the west, Hogan on the east, both sides of Burnside to the north and both sides of Powell to the south.
- **Pleasant Valley Design District** is generally the Pleasant Valley Town Center (TC-PV) and the Medium Density Residential Pleasant Valley (MDR-PV) and High Density Residential-Pleasant Valley (HDR-PV).
- **Rockwood Design District** is generally the Rockwood Town Center (RTC) lands and the Station Center (SC) lands along the MAX line from the west City limits to Birdsedale including the SC-Ruby Junction (SC-RJ) lands.
- **Springwater Design District** is generally the Springwater Village Center (VC-SW) and the abutting Townhouse Residential (THC-SW) land to the east of the VC-SW.

Design District, Design Review. Within a design district two options are available for design review. One is to meet the requirements of the design standards. The second is to meet the requirements of the design guidelines. Larger developments that propose to meet the design standards or any development that proposes to meet the design guidelines will be reviewed by the Design Commission at a public hearing. Smaller developments that propose to meet the design standards will receive an administrative review by the Manager. Larger developments include:

- Residential development with: five (5) or more units if the proposal is adjacent to the LDR-5, LDR-7, TR, TLDR, DRL-1, and DRL-2, LDR-PV and LDR-SW districts and DRL-2 districts or within TLDR, DRL-1 and DRL-2; or ten (10) or more units if adjacent to other land use districts;
- Mixed-use, live-work, community service use, commercial and employment developments with either 10,000 square feet of new floor area (20,000 square feet in the Corridor Design District) or 50 feet of building frontage on a street including new buildings or additions to existing buildings; and
- All public building community services uses.

Emissivity or Emittance. Infrared emissivity (or emittance) is a measure of the ability of a surface to shed some of its heat (in the form of infrared radiation) away from the surface (i.e., roofing membrane). High infrared emissivity helps keep surfaces cool. Metallic surfaces have a low infrared emissivity.

Facade. All exterior walls or faces of a building facing a public way or space. ~~exposed to public view.~~ This may include the front, sides and/or rear of the building.

- Base. The lower portion of the building façade adjacent to the ground. This may include windows, texture, projections, awnings, canopies, ornamental detailing, etc. to enhance the pedestrian realm at the street level.
- Top. The upper portion of a building façade. This may include cornice detailing, roofs, dormers, and gable ends etc.

Forestry Stewardship Council (FSC) Rating. This is a rating system for wood products whereby certification is granted from the Forestry Stewardship Council's accredited independent certifiers that evaluate forest management for environmental responsibility, social benefit and economic viability.

Intent. A statement indicating the purpose of what the Design Guidelines and Standards regulations are designed to achieve.

LEED™. The Leadership in Energy and Environmental Design Green Building Rating System developed by the U.S. Green Building Council (USGBC) which provides standards for environmentally sustainable design, construction and operation of buildings and neighborhoods.

Perennial (or Perennial Plant). A herbaceous plant that lives for more than two years usually with new herbaceous growth from a part that survives from season to season.

Reflectivity or Reflectance. Solar reflectivity (or reflectance) is the fraction of the solar energy that is reflected by the surface (e.g., roofing membrane) back to the sky. White membranes have the highest solar reflectivity, while black have the lowest. The best standard technique for its determination uses spectrophotometric measurements, with an integrating sphere to determine the reflectance at each different wavelength. The average reflectance is then determined by an averaging process, using a standard solar spectrum. This method is documented by ASTM (Amer. Soc. for Testing and Materials) as Standards E903 and E892.

Solar Reflective Index (SRI). The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reject or reflect solar heat (e.g. a roof), as shown by a small temperature rise. It is defined so that a standard black surface (reflectance 0.05, emittance 0.90) is 0 and a standard white surface (reflectance 0.80, emittance 0.90) is 100. SRI combines reflectance and emittance into one number. Once the maximum temperature rise of a given material has been computed, the SRI can be computed by interpolating between the values for white and black. Materials with the highest SRI values are the coolest choices for roofing.

Spandrel Glass. A type of opaque glass that when installed monolithically, in insulating units, or as laminated glass conceals beams, columns or other internal non-vision construction materials of buildings. Spandrel glass is commonly used between certain sections of a building including the area between floors, columns, ceilings, and other small or large spaces. In addition to its use to conceal structural building materials, spandrel glass can also be used in an aesthetically appealing way to create an overall uniform glass-front appearance.

Tree. A large, woody plant generally having a self-supporting stem or trunk and numerous branches.

- **Deciduous Tree.** A tree typically with broad, flat leaves that normally sheds leaves annually and becomes dormant for some period of time.
- **Evergreen Tree.** A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.
- **Shade Tree (or Canopy Tree).** A deciduous tree, planted primarily for its high crown of foliage or overhead canopy.
- **Site Tree.** Any tree located within the property boundaries of a site. *See Site Definition, Section 3.0010.*

Section 3. Volume 3, Development Code, Section 4.0435 is amended as follows:

4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts

The Central Rockwood Plan and Corridor districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of these districts. In order to achieve these purposes, the provisions of **Section 7.0103** ~~**Section 7.0201**~~ apply to new residential and mixed-use (residential) development, **Section 7.0201** and ~~**Section 7.0210 (A)**~~ apply to new commercial, industrial and mixed-use (commercial) development requiring design review approval in all Corridor districts, and Section 7.0210 (A) apply in addition to other applicable standards and criteria. Additionally, the provisions of **Section 7.0210(B)** apply to new development requiring design review approval in the Station Center and Rockwood Town Center Districts.

Section 4. Volume 3, Development Code, Section 4.1100 Downtown Plan District is amended as follows:

4.1130 Table Notes:

P. Duplex dwellings shall comply with the following:

1. A minimum lot size of 7,000 square feet.
2. 4.0130 standards for TR minimum lot dimensions for duplexes and minimum street frontage; and
3. 4.0132(D) Safe Neighborhood Design Performance Standards; and
4. Standards for maximum height and setbacks in 4.1130; and
5. Standards for parking in 9.0800; and

6. For developments with more than one duplex dwelling on a site, the applicable design review standards in 7.0103 and 7.0201.

7. Duplex dwellings may be reviewed under the discretionary review process described in 4.1101(A)(1)(a) using the following guidelines:

- a. 4.1151(A)(1); and
- b. 4.1151(B)(2)(c)(1) and (6) through (9); and
- c. 4.1155(A)(2)(c)(1) and (2); and
- d. 4.1155(A)(4)(c)(1) and (2).

4.1139 Dwelling Structures with Two or More Units, Elderly Housing and Mixed-Use.

See applicable Guidelines and Standards in Section 7.0101- 7.0103 for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review.

Section 4.1151(A)(1)(d)(8) and (9) is modified as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

A. Site Design

1. Integrated Site Planning

d. Standards

Residential & Single-Family Attached

8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein. For single-family attached dwellings, a All provisions of 7.0200 Site Design Review Standards

and Criteria shall apply, except:

- 7.0201 (E) (1) and (2); and
- ~~7.0201 (G)(6); and~~
- 7.0201 (H)(7)
- ~~7.0201 (J); and~~
- 7.0201 (K)~~L~~(4); and
- 7.0201 (J)~~K~~; and
- 7.0202 (B); and
- 7.0210(B); and
- all of 7.0211

9. Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

Section 4.1151(A)(3)(c)(7) is modified as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

A. Site Design

3. Walkways and Pedestrian Circulation

c. Guidelines

Residential & Single-Family Attached

7. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and uUnder Section 7.0201 the following Site Design Criteria and Standards apply. A departure from a referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.

a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of ~~Chapter 11 of the International Building Code (IBC).~~the Building Code.

Section 4.1151(A)(3)(d)(8) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

A. Site Design

3. Walkways and Pedestrian Circulation

d. Standards

Residential & Single-Family Attached

8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and uUnder Section 7.0201 the following Site Design Criteria and Standards apply.

a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of ~~Chapter 11 of the International Building Code (IBC).~~the Building Code.

Section 4.1151(A)(5)(g)(1) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

A. Site Design

5. Landscaping

g. Guidelines: Shared Open Space

Residential

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and uUnder Section 7.0201(L)~~M~~(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager. The following additional guidelines supplement this Section.

Section 4.1151(A)(5)(h)(1) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

A. Site Design

5. Landscaping

h. Standards: Shared Open Space

Residential

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and Section 7.0201(L)~~M~~(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. The following additional standards supplement this Section.

Section 4.1151(B)(2)(c)(10) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

B. Building Design

2. Façade Composition

c. Guidelines

Single-Family Attached

10. Refer to Section 7.0201(K)~~L~~ Architectural/Design Standards for the design of Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)~~L~~(4). Deviations from the Downtown Plan District standards or applicable standards of Section

7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

Section 4.1151(B)(2)(d)(9) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts

B. Building Design

2. Façade Composition

d. Standards

Single-Family Attached

9. Refer to Section 7.0201(K)~~L~~) Architectural/Design Standards for Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)~~L~~)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

Section 5. Volume 3, Development Code, Section 4.1200 Civic Neighborhood Plan District shall be amended as follows:

4.1233 Building Height

E. Height standards for single family attached dwellings are identified in **Table 7.0201(L)~~M~~(3)(f)**.

4.1234 Setbacks

B. Building Setback Standard. Required minimum and maximum setback standards are stated in **Table 4.1230**. These setback standards apply to buildings only.

3. For single-family attached dwellings with direct auto access from the street, garage entrances shall not be closer to the street property line than any other portion of the front facade of the building. Setback standards for single family attached dwellings are specified in **Table 7.0201(L)~~M~~(3)(a)**.

4.1241 Residential Open Space and Design

A. Purpose

These standards ensure a minimal amount of open space for residents of all new attached dwellings on a single lot, whether as part of a mixed-use development, or as a free-standing residential development. However, to encourage greater densities and maximize efficient use of site areas, shared open spaces are not required in residential developments. Outdoor private space required in **Section 7.0103 and Section 7.0201** increases the livability of neighborhoods within the Civic Neighborhood Plan District, and provides outdoor living and recreational opportunities which are immediately available to residents.

B. Required Residential Open Space

The design criteria, guidelines and standards of **Section 7.0103 and Section 7.0201** shall apply to all residential developments and to dwellings within a mixed-use development, except as provided below:

~~1. Attached dwellings on a single lot shall be exempt from the following criteria and standards of Section 7.0201:~~

~~a. Section 7.0201(D) (1) through (5).~~

1.2. Single-family attached dwellings are required to meet the standards of **Sections 7.0201(L)~~M~~ and (K)~~L~~** and shall be exempt only from the following criteria and standards of **Section 7.0201** (all other sections do apply):

a. **Section 7.0201(D) (1) through (2)5);**

b. **Section 7.0201(J)~~K~~;**

~~c. Section 7.0201(J) (7) and (10).~~

- 2.3. Dwellings in mixed-use developments shall be exempt only from the following criteria and standards of **Section 7.0201** (all other sections do apply):
- a. **Section 7.0201(D) (1) through (2)5**;
 - b. **Section 7.0201(I). and (J).**

Section 6. Volume 3, Development Code, Section 4.1400 Pleasant Valley Plan District shall be amended as follows:

4.1424 Building Height

- B. In addition to conforming to the Ground Floor Windows requirements of **Section 7.0210**, for any new commercial or mixed-use building subject to a two-story height minimum, at least 20% of the upper façade area shall be made up of display areas or windows for all facades facing a street.
- C. The maximum building height for any building containing dwelling units shall be reduced when located adjacent to the LDR-PV district, as provided in **Section 7.0201(J)K**.

4.1425 Transit Design Criteria and Standards

- A. In order to achieve these purposes, the provisions of **Section 7.0103 and Section 7.0201** apply to new residential development, and **Section 7.0210(A)** apply to new commercial, mixed-use, and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.

4.1469 Tree Planting Requirements

- B. Tree planting requirements

- 2. Attached Residential Dwellings. As required in **Section 7.0103 and Section 7.0201**.

Section 7. Volume 3, Development Code, Section 4.1500 Springwater Plan District is amended as follows:

4.1525 Pedestrian Design Criteria and Standards

- B. In order to achieve these purposes, the provisions of **Section 7.0103 apply to two or more units, elderly housing and mixed-use (residential) developments and Section 7.0201** apply to new single

family attached residential development, and **Section 7.0202** apply to new commercial, mixed-use (commercial), and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.

4.1565 Tree Planting Requirements

B. Tree planting requirements

2. Attached Residential Dwellings. As required in **Section 7.0103 and Section 7.0201.**

Section 8. Volume 3, Development Code, Section 6.0324 is amended as follows:

6.0324 Open Space Areas

The approval authority shall evaluate proposed open space areas based on the following criteria:

- A.** For sites with no specified Special Purpose Overlay District designation as per **subsection (B)**, a minimum of 25% of the gross land area within the PD shall be allocated as an open space area and shall be in public or private common ownership. Improved open spaces shall be subject to the applicable provisions of **Sections 7.0100 and 7.0200** for those PDs subject to Design Review.

Section 9. Volume 3, Development Code, Article 7 Design Review, is amended as follows:

7.0002 General

- A.** The scope of Design Review reviews the proposed use, the exterior of the buildings, structures, and other development and the site on which the buildings, structures, and other development is located.
- B.** All Design Review requests shall comply with all applicable standards in the Community Development Code. Development which only affects a portion of a site shall conform with the applicable standards for that portion of the site where development is proposed. Where Nonconforming development exists on part of a site (not being re-developed) compliance with the Standards applicable to Non-Conforming Developments in **Section 8.0200** is required.
- C.** In mixed use projects, the standards and criteria for each component use as described in **Section 7.0100 and Section 7.0200** shall apply to the review of each component of the mixed use proposal.
- D.** Uses exempt from Design Review include:
- 1.** Duplexes in the LDR-5, LDR-7, TR, ~~or~~ TLDR district, LDR-PV or LDR-SW
 - 2.** Single Family detached homes
 - 3.** Accessory and Ancillary dwellings

4. Type I community service uses
- E. Exemption from Design Review does not exempt a development from meeting other relevant standards within the Community Development Code including but not limited to: district standards, transit standards, non-conforming development standards, and public facilities standards.

7.0003 Applications

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level; Design Review E is the highest level Design Review. For uses not listed in this section, the Manager shall determine which level of Design Review is appropriate.

- C. Design Review C. Design Review C is a Type II review, but is not subject to a pre-application conference. Design Review C may apply when there is: no increase in residential density that requires an increase in building area; no new buildings; or no new outdoor area, except as provided for below. The Design Review may include one of the following:
 1. A change to the primary use;
 2. Duplexes in all districts except LDR-5, LDR-7, TR₂ and TLDR, LDR-PV or LDR-SW;
 3. A change to public facility requirements;
 4. A change to buffers, including an alternate buffer;
 5. A new driveway access;
 6. A change in landscaping requirements;
 7. An expansion to an existing parking lot; or
 8. A new parking lot.
- D. Design Review D. Design Review D is a Type II review and is subject to a pre-application conference. Design Review D is a review by the Manager. The following are Design Review D, when provided they are greater than the thresholds in 7.0003(A)-(C) above. Proposals that do not meet the Design District Threshold for review by the Design Commission as noted in Section 3.0010 are also Design Review D.
 1. Multi-family residential construction;
 2. Single-family attached residential construction;
 3. Manufactured dwelling parks construction;
 4. Commercial construction;
 5. Mixed Use construction;
 6. Industrial construction;
 7. Community Services Uses; or
 8. Parking garages.

Section 10. Volume 3, Development Code, Section 7.0100 Residential Guidelines, Standards and Criteria are added as follows:

Section 7.0100 is currently an empty place-holder section. Section 7.0100, 7.0101, 7.0102 and 7.0103 will be incorporated here.

See "Attachment A" - Section 7.0100 Two or More Units, Elderly Housing and Mixed-Use (Residential) Criteria, Guidelines and Standards.

Section 11. Volume 3, Development Code, Section 7.0200 is amended as follows:

Specific Design Review Criteria and Standards

7.0201 Dwelling Structures Containing Two or More Units, Single Family Attached Dwelling Units and for Elderly Housing

7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments (Commercial Component)

Specific Design Review Criteria and Standards

7.0201 ~~Dwelling Structures Containing Two or More Units, Single Family Attached Dwelling Units and for Elderly Housing~~

- A. Applicability. This section shall apply to ~~attached dwellings containing two or more units, single family attached dwelling units and elderly housing~~ in all residential, Downtown, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts, except as provided in **Section 7.0002**. In addition, **Section 7.0210(B)** shall apply to ~~attached dwellings containing two or more units, single family attached dwelling units and elderly housing~~ in Station Center and Rockwood Town Center Districts.
- B. Purpose. The purposes of this section include promoting the livability, neighborhood compatibility and public safety of single family attached dwelling developments. Design standards are to ensure that individual developments contribute to a quality environment for people utilizing the development and the surrounding neighborhood.
- C. Design Standards. In designing the site development plan and landscaping plan the following design criteria and standards shall apply: Landscaping; Building Orientation; Storage; Vehicular Circulation and Parking; Crime Prevention; Pedestrian Circulation; Architectural Design; Single Family Attached Standards; and Transition and Compatibility Between Attached Dwellings and LDR-5/LDR-7/TLDR/TR Development; and other standards as applicable.
- D. Landscaping Standards: Areas to be Landscaped as defined in **Section 3.0010**:
 1. ~~Attached dwelling structure(s) containing two or three units, and~~ All structures containing single family attached dwellings: All areas of the lot not occupied by the structures or pavement. (Note: single family attached dwelling complexes of 20 units or more are also required to provide shared open space as per **Section 7.0201(L)(M)**.)
 2. ~~Dwelling Structure(s) containing four or more units, except single family attached dwellings (which have separate standards): a minimum of twenty percent (20%) of the gross site. Required buffer (Section 9.0100) landscaping shall be credited toward the minimum standard. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to 5% of this requirement. In addition, when public street dedications are required, those portions of the right of way lying between the curb and the abutting property line may be credited toward the minimum standard.~~
 3. ~~Dwelling Structure(s) containing four or more units, except single family attached dwellings~~

(which have separate standards): a minimum of 4% of the gross site area but not less than 1,000 square feet shall be shared open space for sites 20,000 square feet and above in gross site area. For sites under 20,000 square feet in gross site area, a minimum of 4% of the gross site area but not less than 500 square feet shall be shared open space. The minimum dimensions for any shared open space shall be 20 feet in length and width and be a minimum of 400 square feet in size.

A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts, recreation building (not including office space), swimming pools and spas; gathering spaces such as gazebos, picnic and barbecue areas; gardens; preserved natural areas; lawn; dual use areas (such as a basketball court that doubles as a loading space); and children's play areas. Except for preserved natural areas, lawn area that is used as open space, and gardens, the shared open space may not be within any buffer or yard setback area.

4. Except for single family attached dwellings (which have separate standards), a minimum of 50% of the above required shared open space shall be a children's play area. (An elderly adult complex need not comply with the children's play area requirement but shall provide the specified shared open space in (3) above.) Multiple children's play areas may be provided. However, the minimum dimensions for any children's play area shall be 20 feet in length and width and be a minimum of 400 square feet in size for sites with a gross site area of 20,000 square feet and greater. For sites with a gross site area of under 20,000 square feet, the children's play area must include a minimum length and width dimension of 12 feet with a minimum total area of 250 square feet. The children's play area shall have a minimum of three items of play equipment such as slides, swings, towers and jungle gyms. The children's play area(s) shall be enclosed by any or a combination of any of the following: a 2.5 feet to 3 feet high wall or planter; or by benches or seats, or by other means acceptable to the Manager.
- 2.5. All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per 100 lineal feet. Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 1.5 inches in caliper size at the time of planting. Existing evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the tree is capable of at least 25 feet in height and is at least 10 feet in height. Where the yard abuts a required buffer the trees may be credited towards any tree required for the buffer.
36. Newly planted trees shall be supported (by use of stakes and wire, or similar material) to prevent damage by the strong northeast wind.
47. All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than four units.
58. The development is designed in such a manner that as many trees as possible can be preserved. Preserved trees and shrubs shall be protected during construction.
9. Outdoor Private Space
 - a. Except for single family attached dwelling units (which have separate standards), each ground level dwelling unit shall have an attached accessible outdoor private space of not less than 80 square feet in area. The minimum dimension of such space shall be as determined by the Manager to guarantee space functionality. The area shall be designed to provide privacy for unit residents with elements such as walls, fences or shrubs. Required outdoor private space may be located at the primary entrance for ground level units required in Section 7.0201(E)(1). Where this is the case, the outdoor private space shall not be screened with solid elements such as walls or fences. (Except for retirement housing, elderly housing assisted

~~living developments need not comply with this requirement.)~~

- ~~b. Except for single family attached dwelling units (which have separate standards), dwelling units above ground level shall have attached an accessible outdoor private space of not less than 80 square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy for unit residents with elements such as vegetation planters, building off-sets and slatted fence screening.~~

~~610. The grading and contouring of the site takes place and on-site surface drainage and on site storage of surface water facilities are constructed, when necessary, so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system (refer to Section 9.0500 – Grading and Drainage Requirements, and Section A5.205 – Drainage Management Practices).~~

~~11. Single family attached dwelling units have separate design standards for landscaping, shared open space, play areas and outdoor private spaces. Refer to Section 7.0201(M).~~

E. Building Orientation

1. Any building abutting a public street right-of-way shall be oriented to the street. The street orientation standard is met when the following criterion is satisfied for buildings other than those in the Downtown Plan District:

The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least 20% of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for attached single-family dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.

2. At least 50% of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street (excepting buildings in the Downtown Plan District and excepting courtyard style single family attached developments. See ~~Section 7.0201(L)(M)~~). Where a site has less than 70 feet of street frontage this standard may be modified as needed to accommodate a driveway meeting code standards.
3. Except for individual driveways which may include parking for single-family attached dwellings and duplexes, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.
4. The Manager may require that a building that will abut a future street right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.
5. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit at the corner of the building need be oriented to only one of the streets. However, if one of the abutting streets is a Transit Street, a corner dwelling unit shall be oriented to the Transit Street.

F. Storage

Space shall be provided for garbage, recycling and storage in accordance with the following standards:

1. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/or minimum 6 foot high sight-obscuring fence or wall. This requirement applies to single-family attached dwellings only if common garbage collection and recycling facilities are provided for the site.
2. Outdoor storage facilities shall be provided for articles such as barbecues, outdoor furniture, etc., including single-family attached dwellings. The storage facility shall be a minimum 6'-

0" high and 24 square feet in area. The facility shall either be connected to each unit, within a garage that belongs with a unit, or easily accessible (such as in a central facility), be completely enclosed and capable of being locked. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking. (Except for retirement housing, elderly housing assisted living developments need not comply with this requirement.)

3. ~~Except for duplexes and attached single family dwellings, no exterior garbage collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.~~

G. Vehicular Circulation and Parking

Vehicular circulation and parking shall be provided in accordance with the following standards:

1. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402(D)**. The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features, such as speed humps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.
2. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard. Applicable standards of **Section 7.0201** regarding site landscaping shall also apply to the development as a whole, except that any parcel or block within the development that is not in the Downtown Plan District shall have a minimum of 20% of its total area in landscaping, as defined in **Section 3.0010**. In all districts, the Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open space are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.
3. Based on the anticipated vehicular and pedestrian traffic generation and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. This may include, but is not limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bikeways, dual street name, quadrant, and/or neighborhood signage, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.
4. In designing accesses for multi-family residential developments, including developments that contain single-family attached dwellings, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes specified in **Sections A5.501** shall be considered.

5. ~~Private Driveway Accesses~~

~~When private driveway accesses are provided for multi-family developments such as condominiums and apartments, they shall be designed as follows:~~

- a. ~~Dead-end private driveway accesses shall not exceed 600 feet in length nor serve more than 25 dwelling units. Dead-end private driveway accesses that exceed 150 feet in length shall be provided with an approved turnaround.~~
- b. ~~For dead-end private driveway accesses, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private driveway access.~~
- c. ~~Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.~~

- ~~d. Location of private driveway accesses shall meet the Uniform Fire Code.~~
- ~~e. Shall be consistent with Section A5.501(G)(4) and A5.503.~~

~~— This subsection does not apply to single family attached dwelling structures, which shall have frontage on a public street or alley as required in Section 7.0201(M).~~

- ~~6. Except for single family dwelling structures, which are subject to parking and access standards within Section 7.0201(M), dwelling structures containing two or three dwelling units shall have additional off street parking when the lot has limited frontage or where on street parking is not allowed. This provision does not apply to two or three dwelling unit structures in the Downtown Plan District.~~
- ~~5.7. Complexes containing twelve or more units, including sSingle-family dwellings, shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.~~
- ~~68. Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.~~

H. Crime Prevention

The site design shall promote crime prevention and public safety by meeting the following criteria:

- ~~1. For complexes of twenty or more units, except for single family attached dwellings (which are subject to separate standards): All common areas shall be visible from at least three units. Common areas are shared open spaces, laundry, recreation, pool and similar common facilities, children's play areas, walkways and parking areas. A unit meets this criterion when at least one window of a frequently used room, to include kitchens, living rooms and dining rooms, but not bed or bath rooms, faces the common area.~~
- ~~2. For complexes of twenty or more units, except for single family attached dwellings (which are subject to separate standards): At least four units shall have a unit entrance or at least one window of a frequently used room, to include kitchens, living rooms and dining rooms but not bed or bath rooms, facing each abutting street right of way. There shall be no intervening building between the units and the abutting street right of way.~~
- 1.3. An addressing system shall be provided and shall consist of the following:
 - a. Individual multi-family building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street, shall be at least 6 inches in height, shall be of a contrasting color to the background and shall be illuminated so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.
 - ~~b. For complexes of 12 or more units (except single family attached dwellings), an illuminated representation of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway. The directory sign(s) shall be free standing, shall have a 3 foot to 5.5 foot height, a 7 to 32 square foot area, and shall be located at least 20 feet back from the property line at the street access point.~~
 - b.e. Each individual unit within a multi-family complex shall display a unit number that shall be at least 4 inches in height and illuminated during the hours of darkness. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters) for the breezeway.

- 2.4. ~~Except for single-family attached dwelling structures, the following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks and walks that connect units to parking spaces, the public street and shared common areas; and entry ways to units and recreation and laundry buildings.~~ For single family attached dwelling complexes, shared parking areas and common walkways shall be similarly lit. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off-features. Lighting devices shall be protected by weather- and vandalism-resistant covers.
- 3.5. Any individual stair landing may serve a maximum of six units per landing. The area of railings on stair landings shall be a minimum of 50% open. The area of railing is the height of the railing times the length of the railing. This requirement does not apply to single-family attached dwelling structures.
- 4.6. Where parking spaces are numbered and assigned to specific dwelling units, numbers on parking spaces should correspond to the numbers of the units to which the spaces are assigned.
- 5.7. Safe Neighborhood Design Performance Standards of **Section 4.0132(D)** shall apply to single-family attached dwellings except those in the Downtown Plan District.

I. Pedestrian Circulation

The site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an on-site, continuous pedestrian circulation system that meets the following criteria:

1. For all uses including single family attached dwellings:
 - a. The on-site pedestrian circulation system shall consist of hard surfaced, minimum 5-foot wide walks. A 7-foot walk shall be provided when the walk abuts shared motor vehicle parking spaces unless wheel stops are used to ensure a minimum 5-foot wide, clear walk.
 - b. Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards.
 - c. Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material different and visually contrasting from the pavement material in the auto area.
 - d. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level unit entrances and common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints. ~~Except for single-family attached dwellings with direct street frontage, there shall be at least one walk connection to an abutting street frontage for each 200 linear feet or portion thereof of street frontage.~~
2. The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code.

J. Architectural Design

~~Architectural Design Standards apply to all uses subject to Design Review except single-family attached dwellings (which are subject to the standards of **subsection (L)** or the applicable standards in the Downtown Plan District) and Downtown Plan District uses except duplexes (duplexes must comply with applicable standards in **subsection (J)**):~~

1. ~~Structures shall avoid long, monotonous, uninterrupted walls. Structural exterior wall offsets of a minimum two-foot horizontal variation shall be used at intervals of 50 feet or less along the structure's façade, to visually enhance long walls. Projections and/or recesses may be~~

- added to the wall offsets for additional façade variation.
2. Structures shall not have an overall horizontal distance exceeding 160 feet, measured from end wall to end wall. Structures facing an abutting street are exempt from this standard.
 3. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall exceeds 400 square feet, it shall be articulated or intensive landscaping shall be provided. If shrubs and trees are selected, they shall be of a variety that will grow to screen, at maturity, 25 percent or more of the wall area and reach a height of at least 50 percent of the wall height. Such shrubs and trees must screen at least 10% of the total wall area at the time of planting.
 4. When a dwelling structural façade faces another façade across a public street, each structure shall have a different façade design. The facades could be varied by using different exterior siding materials or trim, or by other means. For example, using beveled siding on one structure and employing tongue and groove joint siding on the next structure. Adding shutters, using different window types or sizes, varying roof lines, and varying other architectural details are further examples of ways to add visual variety.
 5. Exterior finishes should be primarily wood, masonry, or a combination of these materials. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover not more than 30 percent of the surface area of each façade.
 6. Exterior window trim shall not be flush with the exterior walls. The window trim shall have a minimum relief of ¼ inch from the exterior wall. Trim shall be provided around all windows.
 7. All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum four foot overhang projection. Sheltered entries shall not project more than four feet into a required yard setback.
 8. All visible exposed sides of a dwelling structure with a flat roof shall have an articulated base course and cornice and/or parapet. Ornamental cornices with moldings, or other details, are encouraged.
 9. Roof line offsets shall be provided at intervals of 100 feet or less, to create variety to the massing of structures and relieve the effect of a single, long roof. Roofline offsets shall be a minimum 8 foot variation either vertically from the gutter line or horizontally.
 10. A dwelling structure containing 12 or more units, which will be constructed within 150 feet of the centerlines of two intersecting streets, shall include architectural embellishments, such as a corner tower or a significant landscape planting, to emphasize the structure's significant location.
 11. All attached garages shall be located at least 4 feet behind the front façade of a structure containing more than eight units.
 12. Detached garages or carports shall reflect the architectural style and/or building materials that are used for the dwelling structures.
 13. Required off-street parking shall be located to the rear or side or beneath the dwelling structures.

J.K. Transition and Compatibility Between Single Family Attached Dwellings and LDR-5/LDR-7/TLDR/TR Development

Restrictions for residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District:

1. The residential building shall contain no more than 12 dwelling units.
2. The Height Transition standards of **Section 9.0610(A)** shall apply to all residential buildings.
3. Minimum spacing distance between buildings shall be 15 feet. However, where a building exceeds 100 feet in length the minimum spacing distance between that building and any other residential building shall be 20 feet.

K.L. Architectural/Design Standards for Single Family Attached Dwelling Structures

The following structural and architectural design elements for single family attached dwelling structures are intended to help create a sense of individuality besides providing a measure of quality, and shall be provided for all proposals.

1. No building exterior wall dimension or row of contiguous dwellings (in one structure) shall exceed 100 feet in continuous building length. An exception to this are courtyards (“U” shaped) developments where no unbroken (i.e. continuous) section of the “U” shall exceed 100 feet. (Note: courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 100 feet.)
2. Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings 1 story in height or less than 50 feet in length.
3. For each entry, provide a covered porch or portico with a floor area of at least 40 square feet.
4. Roofs shall be pitched and have a minimum 3 to 12 slope.
5. Roof eaves shall be provided (minimum 12-inch projection).
6. Window trim shall be provided (minimum 3-inches wide).
7. Façade (wall) treatments (including exterior finish patterns, story lines/floor banding, window trim, corner trim/corner boards, and related items) shall be provided on all sides of the building.
8. Provide windows on building ends that front streets and where necessary to meet the safe neighborhood standards of **Section 7.0201(M)(N)**.

L.M. Other standards for Single Family Attached Dwellings

1. Street Frontage and Building Orientations

The following standards are intended to promote and maintain an orientation to the street for single family attached dwelling developments.

3. Setback, Separation and Height Standards for single family attached dwellings

- a. The minimum setback standards on the following table are required for single family attached dwellings in all districts where they are permitted excepting the Pleasant Valley (**Table 4.1408**) and Springwater Plan Districts (**Table 4.1508**):

TABLE 7.0201(LM)(3)(A)

Minimum Setback Standards for SFA Dwelling Units	Districts with Maximum Density generally at or less than 24 units per acre (TR, TLDR, MDR-12, MDR-24, and OFR districts)	Districts with Maximum Density greater than 24 units per acre and the CMF and CMU Districts
Front facade	10 feet	5 feet
Front porch	6 feet	3 feet
Front face of garage	20 feet	20 feet
Interior side (not common wall)	5 feet	5 feet
Side (common wall)	0 feet	0 feet

Street side (façade)	6 feet	5 feet*
Street side (porch)	6 feet	5 feet*
Street side (garage face)	20 feet	20 feet*
Rear (no alley)	10 feet	10 feet
Rear (alley)	6 feet	5 feet

*For street side in MDR-C, see **Table 4.1230(E)**.

- g. Except for the Downtown (4.1100), Pleasant Valley (**4.1400**) and Springwater (**4.1500**) Plan Districts, heights for single family attached dwellings are as identified in the following table:

TABLE 7.0201(LM)(3)(G)

Building Heights for SFA Dwelling Units	TLDR, MDR-12, MDR-24, and OFR districts	All other districts where SFAs are permitted
Minimum building height	1 story	1 story in CMF and CMU; all others 2 stories
Maximum building height	35 feet*	45 feet*

*See Building Height and Grade definitions from **Section 3.0000**.

6. Pedestrian Walkways

Pedestrian walkways are required to provide access to the street(s) and within the site to common areas.

- Walkways shall connect each unit's front entry to the public street and other features such as common parking areas, common open space areas, children's play areas, adjacent public uses or public parks/open space as applicable.
- Walkways shall be barrier-free and unblocked at all times, and be an all weather hard surface.
- Walkways in common areas shall measure a minimum of 5 feet wide.
- Walkways in common areas (including shared parking areas) shall be illuminated to an average of 1.5 foot-candles at least a 2 foot candle level and a minimum of 0.5 foot-candles during the hours of darkness. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off or directional features.

M.N. Safe Neighborhood Design Performance Standards

These provisions, which are repeated in **Section 4.0132(D)**, are intended to help create safer neighborhoods and a high quality pedestrian environment by incorporating crime prevention design that emphasize linkages and surveillance between the dwelling and the street. These provisions are required for single family attached dwellings proposed in all districts that permit single family attached dwellings as specified in **Section 4.0132(D)**.

7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments (Commercial Component)

The following design review criteria and standards shall apply to Community Service (except elderly

housing), Commercial, Industrial, and Mixed Use Developments (with exception that single family attached units in a mixed use development shall be reviewed per the standards of **7.0201** and that the residential portion of the mixed-use development shall comply with Sections 7.0101-7.0103):

- K. On-Site Pedestrian Circulation.** Developments shall include an on-site Pedestrian Circulation system connecting building entrances, public sidewalks, bicycle and auto parking spaces, transit facilities, and other parts of a site or abutting properties that may attract pedestrians. All developments must comply with the following Standards for On-Site Pedestrian Circulation Systems:

5. On-site pedestrian circulation pathways must be lighted to a level where the system can be used at night by employees, residents, customers or the public to an average of 1.5 foot-candles and a minimum of 0.5 foot-candles. ~~minimum foot-candle of 3.~~ Pedestrian pathway lighting through parking lots shall be designed to light the walkway and to enhance pedestrian safety.

- R.** For mixed use developments including-single family attached housing, the residential or single family attached housing shall address the standards within **Section 7.0101-7.0103 or 7.0201** as applicable while the commercial component shall address the standards of **Section 7.0202**.

7.0210 Transit Design Criteria and Standards

4. Orientation/ Design of Building and Entrance for Non-Residential Buildings on Transit Streets, in the Station Center District and in the Rockwood Town Center District

- e. All building entrances and exits shall be well lighted. All unit entrances shall be posted with the assigned address as determined by the Manager. Failure to post an address as assigned by the Manager shall constitute a violation of the Code. Exterior lighting should be an integral part of the architectural and landscape design. The minimum lighting level for non-residential building entries is an average of 3.5 foot-candles ~~4 foot-candles~~. Lighting shall be a pedestrian scale (3 feet to 12 feet) and the

7.0222 Irrigation Provisions

Except as required in Section 7.0103, Underground irrigation may be eliminated without the signature of a licensed landscape architect if the existing vegetation which is employed in the landscape plan has been

previously established.

7.0223 Maintenance Responsibility

The property owner is responsible for the maintenance of the site improvements including plant material, restriping parking stalls, posting of the correct address as determined by the Manager, and ensuring the preservation of the Clear Vision area and the visibility of addresses and street signage.

For the purpose of this subsection, maintenance also includes the replacement of landscaping and street trees that are dead or damaged for various reasons.

For complexes, homeowner associations, site management offices, or such other system (including financial assurances) for maintenance management shall be established for purposes of maintenance responsibilities. Where private easements are established (such as with single family attached complexes) to meet open space requirements, property owners will be held responsible for maintenance responsibilities via easement language and deed covenants and restrictions. Maintenance systems shall be established prior to occupancy and appropriate documentation provided to the City for verification. Two or more units, elderly housing and mixed-use developments have additional maintenance requirements in Section 7.0103.

Failure to maintain site improvements and landscaping may be determined to be a violation of this section.

Section 12. Volume 3, Development Code, Section 7.0303 is amended as follows:

7.0303 Review of Projects

- F. Applicants may propose additional modifications to the development standards required in the following sections of the Development Code upon demonstration that such modifications satisfy the principles and guidelines in **Section 7.0310**:
1. **Article 4** – Land Use Districts and Plan Districts
 2. **Section 6.0000** – Land Divisions, Introductory Provisions
 3. **Section 7.0100 Dwelling Structures containing Two or More units, Elderly Housing and Mixed-Use Developments (Residential)** and **7.0200** – Design Review, Standards and Criteria
 4. **Section 9.0100** – Common Requirements, Buffering and Screening Requirements
 5. **Section 9.0600** – Common Requirements, Height Transition
 6. **Section 9.0700** – Common Requirements, Neighborhood Circulation and Future Street Plans
 7. **Section 9.0800** – Common Requirements, Parking

Section 13. Volume 3, Development Code, Section 9.0830 is amended as follows:

9.0830 Bicycle Parking Design Standards

C. Bicycle Parking Location and Access

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. Required bicycle parking must have a minimum lighting level of ~~3~~ two (2) foot-candles.

Section 14. Emergency Clause and Effective Date:

The City Council finds that the important proposed changes to the Code must be put into effect immediately to allow new development proposals to utilize the two-alternative design review process, and to ensure that new development proposals address these important new design regulations. This Ordinance is essential to the preservation of the livability of the city and, therefore, an emergency is hereby declared to exist and this ordinance shall take effect immediately upon passage of the second reading.

First reading: April 6, 2010

Second reading and passed: _____

Yes: _____

No: _____

Absent: _____

Abstain: _____

City Manager

Mayor

Approved as to Form:

Senior Assistant City Attorney

Section 7.0100

TWO OR MORE UNITS, ELDERLY HOUSING AND MIXED-USE (RESIDENTIAL) CRITERIA, GUIDELINES AND STANDARDS

April 2010

City of Gresham

Specific Design Review Criteria, Guidelines and Standards

7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General

7.0102 Approval Criteria - Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Principles

7.0103 Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Guidelines and Standards

Specific Design Review Criteria, Guidelines and Standards

7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General

A. Applicability

This section shall apply to developments containing two dwelling units on a single lot (duplexes), three or more dwelling units on a single lot (multi-family), elderly housing and the residential component of mixed-use developments in all residential, Downtown, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts except as provided in Section 7.0002 or as excepted within the text of the Code.

B. Purpose

These Design Review Design Criteria, Guidelines and Standards help facilitate the development of attractive, innovative, high-quality, sustainable multi-family housing; encourage multi-modal transportation; and promote livability, public safety and a sense of community throughout the City.

The regulations identify characteristics of good site and building design, which contribute to livability, safety, and sustainability, help create a stronger community and foster a quality environment for people utilizing the development and surrounding neighborhood.

C. Design Review Process

New multi-family developments, additions and remodels (as noted in **Article 3.0000 Definitions** of Design Districts and **Article 11**) are subject to design review for determination of consistency with the criteria, guidelines and/or standards contained in this Code. Projects subject to design review are either brought before the Design Commission or administered by City staff. Either the Commission or staff shall make findings and decisions concerning conformance with the criteria, guidelines and standards based on which review process is selected. For more detailed process information, see **Article 11 Procedures**.

D. How to Use this Code

1. Review.

The Multi-Family Design Criteria, Guidelines and Standards offer two alternative Design Review processes:

- The Discretionary Process; and
- The Clear and Objective Process

In the discretionary process, the Design Commission will review the application primarily using the Design Guidelines and Design Principles to guide their decision. The Design Commission may waive a Guideline to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate to the Design Commission that the waiver from the Guideline would result in a development that better meets the applicable Design Principles and the Intent Statement preceding the Guidelines. In the discretionary process, the Design Commission will also look at the Standards to determine that the intent of the relevant Standard is being met or exceeded. In the clear and objective process, clear, objective, and measurable Design Standard requirements and Design Principles are used to review the development application.

2. Layout.

The multi-family design Criteria, Guidelines and Standards are divided into two primary categories:

a. Site Design.

Site Design Guidelines and Standards address the organization and arrangement of a development's components. They deal with the location of buildings and site features such as open space, landscaping, parking and service areas. Good site planning should minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability and improve neighborhood connectivity.

b. Building Design.

Building Design Guidelines and Standards address the massing and exterior architectural elements of buildings – components that define the scale, quality and character of a building, such as roofs, entries, windows, materials and details. Excellent building designs enhance the quality of life for residents by improving the appearance of the City, by establishing a sense of community, and by improving the long-term economic value of the properties.

3. Compliance with other Code sections including but not limited to Articles 4, 5, 9 and 11 is required.

4. Images.

Most images, including photographs and illustrations, are not part of the Development Code and do not act as Guidelines or Standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be labeled with Development Code section numbers.

5. Architectural Vocabulary and Education.

The following section consists of annotated diagrams, photographs and text that are intended to educate and inspire architects, designers, urban designers, developers and in general advocates of the built environment to meet the City's goal of being a City of innovation where creativity is welcome.

5. Architectural Vocabulary and Education



a. Repetition. A recurring pattern helps organize a façade by creating a clear and understandable pattern. Elements that repeat themselves in a rhythmic manner create a sense of architectural intention and importance. Repetitious building elements include architectural bays, window and door patterns, roof pitches, wall planes and detail elements such as ground floor wall-lights and sconces, transom windows, and signage.



b. Hierarchy. Distinctions between functions, importance, and symbolic roles are emphasized when an architectural composition exhibits hierarchy of form. This hierarchy can be articulated using a combination of unique shapes, size differentials, and through the location of prominent architectural features such as a corner building turret.



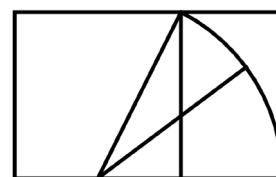
c. Symmetry. A balanced separation and distribution of elements about a central point, such as an entry doorway, window or portal results in a comfortable and harmonious whole. Symmetrical façades are rooted in classical architecture and the work of Andrea Palladio, whose work embraces symmetry, perspective and values of the formal classical temple architecture of the ancient Greeks and Romans.



d. Datum. Horizontal and linear elements on the facade of the building serve to unify the building. Architectural datums are typically a line or a plane. Examples of datums include projected windowsills and headers, building materials such as a soldier brick course and roof forms. More subtle examples of datums include window mullions, ground floor awnings and a belt course or sign band.



e. Golden Rectangle. A golden rectangle is a rectangle where the ratio of the length of the short side to the length of the long side is proportional to the ratio of the length of the long side to the length of the short side plus the length of the long side. (Approximately 1:1.618) This proportion system is considered aesthetically pleasing. The golden rectangle (also referred to as the golden section and golden spiral) is found in paintings, music and architecture.



1.618

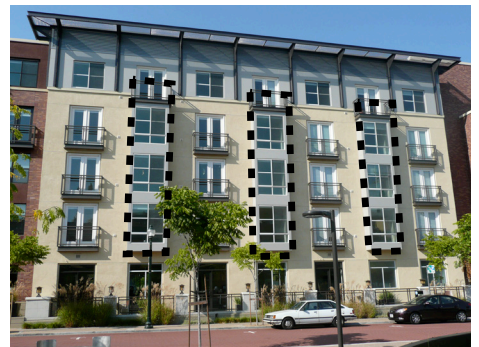
- f. **Interlocking.** The creation of overlapping, interpenetrating spaces has been a major theme of architecture throughout history. In many cases, the interlocking of spaces is articulated in section. However, elevations can also be interlocked or be articulated in a manner to show how façade elements such as wall-planes or materials “fit together.”



- g. **Portal.** A portal is a general term that describes an opening in a wall. In Medieval times, the portal was the gate to the fortification. In contemporary architecture, the portal is typically the primary entry to the structure or shared space. From an urban design point of view, the portal is a unique pedestrian-oriented element that defines the threshold between the public and private realm without being wall-like.



- h. **Scale.** Scale considers the relationship of one thing to another. At the human scale, building elements such as door-knobs, stairs and handrails relate to the human body size. At the building scale, multiple scales exist within a single building façade in order to achieve a higher level of visual complexity. Scale is the relationship in size and proportion of one part of a building to another part, or between buildings on a site.



- i. **Solid and Void.** The contrast between solid and void elements can be used to provide functionality to a building while contributing to the overall composition of a facade. The characteristic of a void is that it has the appearance of being a portion of the solid which was removed, creating a sculptural appearance, visual interest, and light/shadow compositions.



- j. **Layering.** Layering along the façade is created by the incorporation of separate or distinct planes that are suspended from or separate from the primary façade and load-bearing wall. In traditional buildings, pilasters, columns and wood panels extend from the front façade to provide visual relief. This technique is especially effective when coupled with recessed windows and doors that create a sense of shadows that implies “wall” thickness and permanence. More contemporary layering techniques may create hierarchy in the facade and between public, semi-public, and private zones.



6. Description of Housing Types.

The purpose of this section is to describe the general types of housing developments that may have specific criteria, guidelines or standards associated with them. The housing types are not the same as the permitted uses defined in Section 3.0000.

Illustrative multi-family housing examples are as follows:

- Duplex Style
 - Townhouse Style
 - Big House (typically 4-8 units) or Multi-Plex Style
 - Apartment Building Style
 - Mixed-Use Style
- a. **Duplex Style:** A residential building consisting of two dwelling units on a single lot that share a common wall, floor, or ceiling.
- b. **Townhouse Style:** This building type, for multi-family code purposes, consists of two or more units on a single lot that are at least two stories in height and are attached vertically via a shared wall. Typically ranging between 16 and 25 feet, townhouses are an efficient construction type due to shared walls and smaller lots. Well-designed townhouses consist of bay windows, porches and balconies that break down the mass of repetitive units.
- c. **Big House or Multi-Plex Style:** Whereas townhouses are side by side, big houses or multi-plexes are usually stacked one on top of the other and consist of usually 8 units or less. Because of their house-like quality, big houses blend well into new and established single family detached neighborhoods. Successful big houses are compatible with existing single-family residential buildings through the incorporation of similar windows, comparable roof forms and landscaping. They often assume a setback consistent with adjacent single-family residences.
- d. **Apartment Building Style:** Typically multi-story buildings consisting of three or more units on a single lot. Apartment building styles may be either for rent or for sale condominium units.
- e. **Mixed-Use Style:** A mixed-use style development is the combination of commercial or office uses with residential uses. The most traditional form of a mixed-use building style consists of ground floor retail or service uses with housing above. The success of a mixed-use building is dependent on good design and near-by residential units that are within walking distance.



Duplex Style



Townhouse Style



Big House/Multi-Plex Style



Apartment Building Style



Mixed-Use Style

7.0102 Approval Criteria - Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Principles

The Design Principles are the general, over-arching statements and considerations that guide the design of the built environment. The Guidelines and Standards are written to support and carry out the Principles on a project-specific level.

Site Design

A. Site Planning

Site buildings in a manner that fosters community and stewardship, as well as provides a sense of separation and transition between public and private spaces.

B. Sustainability

Implement measures that promote the efficient use of land and resources by conserving and protecting trees, water and topography; reducing chemical use; increasing surface water infiltration; promoting energy conservation and other sustainability measures.

C. Safe Design

Integrate the principles of Crime Prevention through Environmental Design (CPTED) into multi-family developments in order to provide a safe, comfortable, livable and attractive environment for people.

D. Open Spaces

Provide functional public, semi-public and private open spaces for all residents of multi-family developments with recognizable transitions between the places.

E. Landscaping

Incorporate trees, shrubs, and groundcover into a sustainable landscaping plan that reinforces the architecture, softens the building scale, and creates an attractive setting for the multi-family developments.

F. Street Orientation

Orient new multi-family developments, including attached dwellings on a single lot, to the street to create eyes on the street and encourage interaction between neighbors and friends while responding to the street traffic volume.

G. Transportation Mode Provisions

Construct a residential environment that is comfortable for pedestrians and encourages transportation by modes such as walking, biking and mass transit.

Building and Architectural Design Principles

H. Design Excellence and Architectural Expression

Create aesthetically pleasing architecture for multi-family developments that contributes to the sense of place, neighborhood and pride in the City.

I. Sustainable Architectural Design

Promote sustainable architectural design and practices with durable construction and materials that conserve resources and minimize life cycle costs.

J. High Quality Materials

Utilize building materials that are high-quality, visually attractive, compatible, durable, and which add a sense of richness and character to the City.

A. Site Design

1. Integrated Site Design

- a. Intent:** To enhance the existing built and natural environment by incorporating site and landscaping practices that recognize the inherent relationships of the proposed building to the site, surrounding buildings, the street and the surrounding neighborhood.
- b. Applicable Multi-Family Design Principles from Section 7.0102:**
- A. Site Planning
 - C. Safe Design
 - E. Landscaping
 - F. Street Orientation
 - G. Transportation Mode Provisions
- c. Design Guidelines.** All developments shall comply with the following requirements:
1. **Building Orientation.** Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard.
 2. **Pedestrian Circulation.**
 - a. Site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site.
 - b. Pedestrians shall have direct access into the building from the sidewalk.
 - c. Parking and loading areas shall be located so as to allow primary uses and activities to face the street and to support pedestrian-oriented uses.
 - d. Residential units that occupy the ground floor shall incorporate elements such as gardens, stoops, and porch railings to create a transition between public and private spaces.
 - e. Architecture and landscape architecture features shall be used to further enhance the pedestrian experience of all multi-dwelling and mixed-use projects such as:
 1. Special paving;
 2. Enhanced landscaping;
 3. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures;



Fig. A.1.c.1 (1) Multi-family townhouse configuration with the principal façade oriented to the street.



Fig. A.1.c.1 (2) Multi-family configuration with the principal façade oriented to the central courtyard.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.1.c.2.a. Pedestrian access features enhanced landscaping, providing direct, safe, and attractive entrance from street to the courtyard.



Fig. A.1.c.3. An inviting outdoor private space is provided here.

1. Integrated Site Design, continued

4. Trellis; or
5. Other features.
3. Outdoor Private Space. Developments shall include functional open space. The required private open space square footage can be added to the public open space.
4. Transitions and compatibility between attached dwellings on a single lot and LDR-5/LDR-7/TLDR/TR Development. The criteria of Standard 7.0103(A)(1)(d)(4)(a) and (b) are required without exception for all residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District.
5. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment in harmony with the character of the surrounding area.
6. Grading. The site shall be graded in a manner that respects and supports the contours and slope of the surrounding topography.
7. Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

8. The impact of street facing garages on the pedestrian environment shall be diminished.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

1. Integrated Site Design, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Building Orientation.

Any building abutting a public street right-of-way shall be oriented to the street. The building orientation is met when the following criterion are satisfied:

- a. For buildings without a courtyard except for those buildings in the Downtown Plan District:
 - i. The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least twenty percent (20%) of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.
 - ii. At least fifty percent (50%) of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street. Where a site has less than seventy (70) feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting Code standards.
 - iii. Except for individual driveways for Duplex and Townhouse Style units, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.
 - iv. The Manager may require that a building that will abut a future street

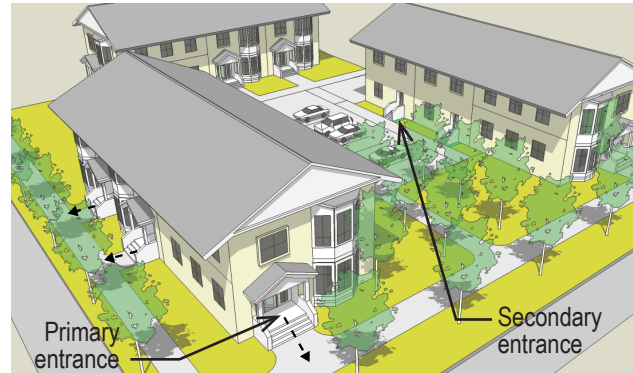


Fig. A.1.d.1.a.i. (1) Primary entries open directly to street right-of-way. Secondary entrances face parking lots.



Fig. A.1.d.1.a.i. (2) Primary entries open directly to street right-of-way.

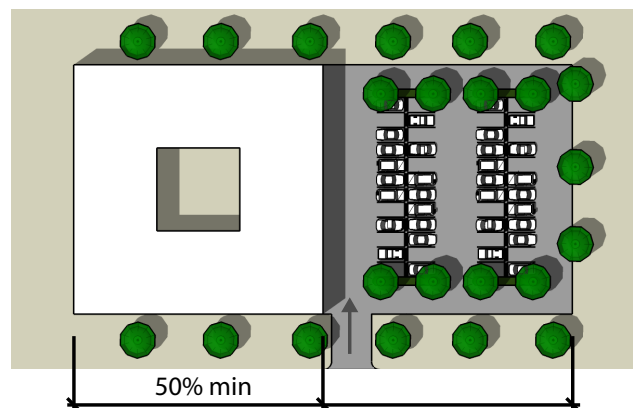


Fig. A.1.d.1.a.ii. Minimum street frontage for buildings without a central courtyard.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

1. Integrated Site Design, continued



Fig. A.1.d.1.b.i. (1) Primary entries open directly to central courtyard.



Fig. A.1.d.1.b.i. (2) Primary entries open directly to central courtyard.

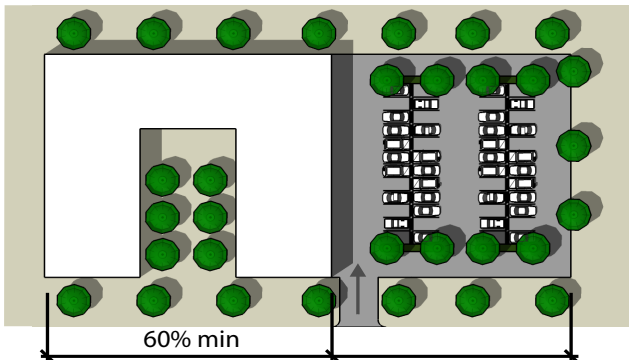


Fig. A.1.d.1.b.ii. Minimum street frontage for buildings with a central courtyard.

right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.

- v. Where a building is on a corner lot that fronts two abutting streets, a dwelling unit at the corner of the building needs to be oriented to a minimum of one of the streets. However, if one of the abutting streets is a Transit Street, a corner dwelling unit shall be oriented to the Transit Street.

- b. For buildings with a central courtyard space, except for those buildings in the Downtown Plan District. For buildings within the Downtown Plan District only # (i) and (iv) below apply:

- i. The primary entry or entries for all ground-floor units abutting the street or courtyard shall open directly onto the street right-of-way or onto a central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street right-of-way shall present the same finished appearance as the front, and shall not include rear patios or sliding glass doors.
- ii. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least twenty percent (20%) of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street.
- iii. At least sixty percent (60%) of the site's frontage (not including access driveways) on any street shall be occupied by buildings or central courtyard. Where a site has less than seventy (70) feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting **Appendix A5.503**.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

1. Integrated Site Design, continued

- iv. Except for individual driveways for Duplex and Townhouse Style units, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.

2. Pedestrian Circulation.

The site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an on-site, continuous pedestrian circulation system that meets the following criteria:

- a. The on-site pedestrian circulation system shall consist of hard surfaced, minimum five (5) foot wide walks. Walkways through multi-family projects (more than one building per site) shall incorporate lighting for pedestrian safety as indicated in **Table 7.0103(A)(1)(A)**. A seven (7) foot walk shall be provided when the walk abuts the head of the vehicle parking spaces unless wheel stops are used to ensure a minimum five (5) foot wide, clear walk.
- b. Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards.
- c. Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material that is different and visually contrasting from the pavement material in the auto area.
- d. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level entrances to individual units; common buildings such as laundry and recreation facilities; parking areas; shared open spaces; children's playground areas; abutting transit facility; bicycle parking; storage areas; and any pedestrian amenities such as plazas, resting areas and viewpoints. There shall be at least



Fig. A.1.d.2.a. On site pedestrian circulation system consists of hard surfaced walks.



Fig. A.1.d.2.d. On site pedestrian circulation system is continuous, connecting streets, ground level entrances, common buildings, shared open space, and shared pedestrian amenities.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

1. Integrated Site Design, continued



Fig. A.1.d.3.a. Private outdoor space at the ground level and at the primary entrance is not screened.



Fig. A.1.d.3.b. (1) Private outdoor space is provided for units above the ground level.

one walk connection to an abutting street frontage for each two hundred (200) linear feet or portion of street frontage.

- e. The on-site shared pedestrian circulation system for all developments and duplexes shall be designed to meet the accessibility standards of the Building Code.

3. Outdoor Private Space.

- a. Each ground level dwelling unit shall have an attached directly accessible outdoor private space of no less than eighty (80) square feet in area. The minimum dimension(s) of such space shall be as determined by the Manager to guarantee space functionality. The area shall be designed to provide privacy for unit residents with elements such as walls, fences or shrubs. Required outdoor private space may be located at the primary entrance for ground level units. Where this is the case, the outdoor private space shall not be screened. (Elderly housing developments that are assisted living developments need not comply with this requirement. Independent retirement housing shall comply with this requirement.) This required square footage of outdoor private space may also be added and incorporated into the required central courtyard.

- b. Dwelling units above ground level shall have attached a directly accessible outdoor private space of not less than eighty (80) square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy from adjacent units. This required square footage of outdoor private space may be added and incorporated into the required central courtyard.

4. Transitions and Compatibility between attached dwellings on a single lot and LDR-5/LDR-7/TLDR/TR Development. The following criteria apply to all residential buildings, any portion of which is within fifty (50) feet of an abutting LDR-5, LDR-7, TLDR or TR District:

- a. The residential building shall contain no more than twelve (12) dwelling units.
- b. The Height Transition standards of Section

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

1. Integrated Site Design, continued

9.0610(A) shall apply.

- c. Minimum spacing distance between buildings on site shall be fifteen (15) feet. However, where a building exceeds one hundred (100) feet in length the minimum spacing distance between buildings shall be twenty (20) feet.
5. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.
 - a. The following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks; and entries to common buildings.
 - b. The following illumination levels plus those stated in the following table shall act as minimum standards for all exterior lighting. Maximum average lighting will be governed by the six to one (6:1) ratio of maximum average to minimum illumination of the surface being lit as stated in the following table. Generally maximum illumination at the property line shall not exceed one-half (0.5) foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed one (1) foot candle. Average foot candles shall be the average amount of light at 3 foot height above a surface as determined using a photometric plan with 1 foot grid spot foot-candle readings. The Manager may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.
 - c. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units. The Manager may choose to waive or alter cut-off requirements of this section when appropriate historic or decorative fixtures are proposed (e.g. use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky or bollards). Weather- and vandalism-resistant



Fig. A.1.d.5.a. Site lighting achieves uniform lighting to create a comfortable and safe environment.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.1.d.5.c. Full cut-off light fixture avoids off-site lighting.

1. Integrated Site Design, continued

covers shall protect lighting devices.

Table 7.0103(A)(1)(A)

Use	Illumination* (Foot-candles)
Parking Areas	0.5 minimum
Loading and Unloading Areas	0.5 minimum
Walkways	0.5 minimum with an average of 1.5
Building Entrances - Frequent Use	1.0 minimum with an average of 3.5
Building Entrances - Infrequent Use	1.0 minimum with an average of 2.0

*The minimum light measured in foot-candles at the point of least illumination when measured at three-foot (3') above ground level.

- i. Light fixtures shall not exceed twenty-five (25) feet in height.
- ii. Fixtures shall have a cut-off angle of ninety (90) degrees as measured perpendicular to the ground.
- iii. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

6. Grading. The grading and contouring of the site considers on-site surface drainage and site storage of surface water facilities when necessary so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system (refer to **Section 9.0500** – Grading and Drainage Requirements, and **Appendix A5.205** – Drainage Management Practices).

A. Site Design

1. Integrated Site Design, continued

7. Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

8. Street-facing garages associated with duplexes and multi-family townhouse configuration shall have a maximum width of fifty percent (50%) of the overall building width.



Fig. A.1.d.7. Street-facing garages associated with duplexes and multi-family townhouses shall have a maximum width of fifty percent (50%) of the overall building width.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

2. Sustainable Site Design

- a. **Intent:** To create designs which enhance the natural environment by reducing water use, providing habitat for beneficial wildlife, minimizing pollution and maximizing the project's positive impact on the built and natural environment.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - B. Sustainability
 - E. Landscaping
 - G. Transportation Mode Provisions
- c. **Design Guidelines.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #(1), (2), (5), and (6) shall apply.
 - 1. Healthy and sustainable communities shall be created that incorporate “best practices” such as LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions and promote interaction between residents.
 - 2. Landscape practices and strategies that reduce wasteful water practices shall be included in all developments in a creative way.
 - 3. Open spaces (trails, parks, habitat areas and wildlife corridors) shall be designed to be contiguous through the site and, where possible, to adjacent sites.
 - 4. Hardscapes shall be shaded as a means of reducing energy costs (heat island effect), improving stormwater management and improving the overall aesthetic quality of the built environment.
 - 5. Site furnishings or some of the visible site elements shall be constructed of sustainable materials.
 - 6. Recycled materials shall be used in hardscape.



Fig. A.2.c.1. Sustainable landscape reduces harmful stormwater runoff.



Fig. A.2.c.5. and A.2.c.6. Recycled materials are featured in recycled metal site furnishing and recycled hardscape material content.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.2.d.1.c. The long axis of the building is oriented to the south, with unobstructed solar access.



Fig. A.2.d.1.f. (1) A green eco-roof reduces stormwater runoff.



Fig. A.2.d.1.f. (2) A green eco-roof reduces energy use.

2. Sustainable Site Design, continued

- d. Design Standards.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only # (1), (2), (5), and (6) shall apply.
1. Energy conservation in site development shall be promoted through a minimum of two (2) of the following:
 - a. Include protected double door lock entry doors on the north and east sides of the structure or add an effective windbreak such as a wall;
 - b. Orient the long axis of the building east and west, with unobstructed solar access to the south wall and roof;
 - c. Locate the windows to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter;
 - d. Include solar energy panels on the roof of the building, garage or car port that generate 10% of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEED™ standards;
 - e. Plant a green eco-roof on top of the building or carport that covers 20% of the building footprint;
 - f. Source sustainable and local materials that are within 500 miles of the development site or provide 20% sustainably harvested Forestry Stewardship Council (FSC) rating construction materials; and
 - g. Preserve 50% of existing regulated major trees on site. Major trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.
 2. Water conservation and treatment shall be promoted through a minimum of two (2) of the following:
 - a. The irrigation system shall minimize water usage by incorporating at least one (1) of the following:

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

2. Sustainable Site Design, continued

- i. A rain sensor to prevent watering during a rain event;
 - ii. Rotor irrigation heads; or
 - iii. A drip irrigation system.
 - b. On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.
 - c. Rainwater shall be used in public spaces to activate the space via art elements, water features, etc.
3. A contiguous wildlife habitat corridor shall be created through natural open spaces that connect to City designated conservation areas.
 4. After 5 years, a minimum of thirty percent (30%) shading on hardscape shall be provided. Determination shall be based upon expected growth of the selected tree.
 5. Site furnishings such as play structures, fences, gazebos, trash receptacles, benches and tables shall be constructed with twenty percent (20%) sustainably harvested materials, such as Forestry Stewardship Council (FSC)-certified wood and recycled content materials, excluding plastics. The intent of this standard can also be achieved through the use of locally sourced materials, originating within 500 miles of the site.
 6. A minimum of twenty percent (20%) recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas and courtyards shall be provided.



Fig. A.2.d.2.b. Landscape reduces harmful stormwater runoff and irrigation needs

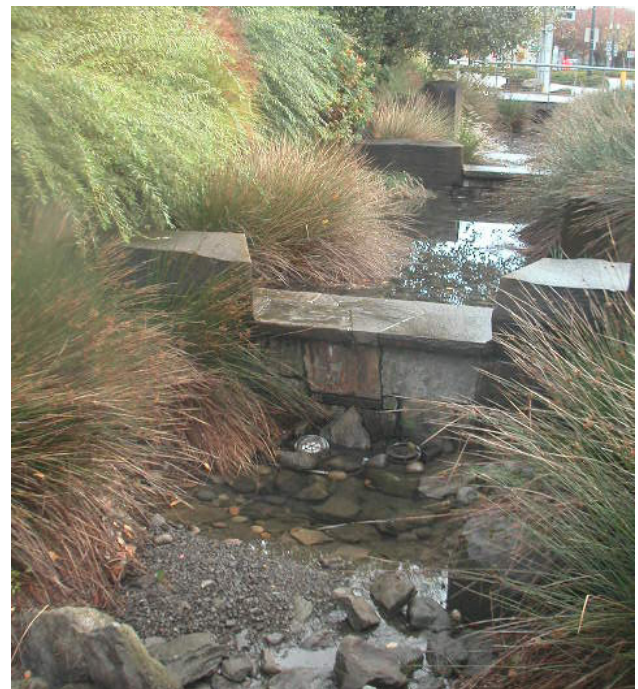


Fig. A.2.d.2.c. An onsite raingarden and stormwater facility increases site sustainability.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

3. Safe Design

- a. **Intent:** To use design to improve the quality of life of residents through the creation of safe and secure places.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - A. Site Planning
 - C. Safe Design
 - D. Open Space Places
 - F. Street Orientation
- c. **Design Guidelines.** All developments shall comply with the following requirements:
 - 1. The front door and windows shall be oriented to the street which the dwelling faces or to a central courtyard and shall maximize visual surveillance of the front door.
 - 2. Communal gathering areas shall be in a central location that provides for community surveillance and access control.
 - 3. Addressing System. The standard in **Section 7.0103(A)(3)(d)(3)** is required without exception.
 - 4. Crime Prevention Through Environmental Design (CPTED) Principles shall be incorporated:
 - a. Natural Surveillance (See and be Seen) - Areas where people and their activities can be readily observed help to ensure the safety of a space.
 - b. Natural Access Control - The physical guidance of people coming and going from a space through the careful placement of entrances, fences, landscaping, and lighting.
 - c. Territorial Reinforcement (Sphere of Influence) - The promotion of social control through increased definition of space and improved proprietary concern.
 - d. Maintenance (Broken Window Theory) - The maintenance of the property by people who have a vested ownership serves as a deterrent to unwelcome behavior.



Fig. A.3.c.1. Front door and windows are oriented to street.



Fig. A.3.c.2. Communal gathering area is visible from living area windows and entry areas.



Fig. A.3.c.4.c. Territorial reinforcement is created by defining space between public and private realm.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

3. Safe Design, continued

d. Design Standards. All developments shall comply with the following requirements:

1. **Visible Dwelling Front.** The front entry to a building on a street or on a courtyard shall be oriented towards the street which the dwelling faces or towards a central courtyard. For all developments on a principal arterial street, developments shall be oriented toward a central courtyard. At least seventy percent (70%) of the street or courtyard frontage shall be visible from 1) the front door; or 2) a ground floor window (except a garage window); or 3) a second story window placed no higher than three (3) feet six (6) inches from the floor to the bottom of the window sill. This section allows portions of the front of a dwelling to protrude forward of other portions, as long as the visibility standard is satisfied.
2. For all complexes, all outdoor common areas and streets shall be visible from fifty (50%) percent of the units that face it. Common areas include but are not limited to shared open spaces, laundry rooms, recreation, pool and similar common facilities, children's play areas, walkways and parking areas. A unit meets this criterion when at least one (1) window of a frequently used room, such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.
3. An addressing system shall be provided and shall consist of the following:
 - a. Individual multi-family building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street; shall be at least six (6) inches in height; shall be of a contrasting color to the background; and shall be illuminated with a minimum of one (1.0) foot-candle so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.
 - b. For complexes of twelve (12) or more units an illuminated map of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway. The



Fig. A.3.d.1. Dwelling front is visible from the street and oriented toward the street.



Fig. A.3.d.3.a. (1) Building address is illuminated and clearly visible.



Fig. A.3.d.3.a. (2) Building address is clearly visible.



Fig. A.3.d.3.a. (3) Building address is clearly visible.

A. Site Design

3. Safe Design, continued

illumination shall be a minimum of one (1.0) foot-candle. The directory sign(s) shall be free-standing, shall have a three (3) foot to five and one-half (5.5) foot height, a seven (7) to thirty-two (32) square foot area, and shall be located at least twenty (20) feet back from the property line at the street access point.

- c. Each individual unit within a multi-family complex shall display a unit number that shall be at least four (4) inches in height and illuminated during the hours of darkness with a minimum of one (1.0) foot-candle. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters for the breezeway.
 - d. The numbering of the parking spaces shall not directly correspond to the unit numbers, for security purposes.
4. The area of the railings on stair landings shall be a minimum of fifty percent (50%) transparent. The area of railing is the height of the railing multiplied by the length of the railing.



A.3.d.4. Stair railings are transparent.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

4. Inviting and Usable Public and Semi-Public Open Spaces

- a. **Intent:** To create active public and semi-public spaces that are functional, visually pleasing and comfortable, thereby enhancing the resident and visitor's experience.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - A. Site Planning
 - C. Safe Design
 - D. Open Space Places
 - E. Landscaping
- c. **Design Guidelines.** All developments shall comply with the following requirements:
 - 1. Sufficient open space shall be provided for the purpose of outdoor recreation, scenic amenity or shared exterior space for people to gather.
 - 2. A shared open space is defined in **Section 7.0103(A)(4)(d)(2)**.
 - 3. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development.
 - 4. Deed Restrictions. The standard **Section 7.0103(A)(4)(d)(4)** is required as determined by the Manager.



Fig. A.4.c.1. Sufficient open space for outdoor recreation and gathering is provided.



Fig. A.4.c.3. Children's play areas are adequately sized, provide various play opportunities, and promote community interaction.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.4.d.1. Shared open space is well maintained and inviting.



Fig. A.4.d.3. Children's play area is centrally located and enclosed in an acceptable manner.

4. Inviting and Usable Public and Semi-Public Open Spaces, continued

d. Design Standards. All developments shall comply with the following requirements:

1. For dwelling structures containing four (4) or more units, a minimum of four percent (4%) of the gross site area but not less than one thousand (1,000) square feet shall be shared open space for sites twenty thousand (20,000) square feet and above in gross site area.

For sites under twenty thousand (20,000) square feet in gross site area, a minimum of 4 percent (4%) of the gross site area but not less than five hundred (500) square feet shall be shared open space. The minimum dimensions for any shared open space shall be twenty (20) feet in length and width.

2. A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts, recreation building (not including office space), swimming pools and spas; gathering spaces such as courtyards, gazebos, picnic and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; and other recreational facilities as approved by the Manager. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas.
3. Children's Play Area.
 - a. A minimum of fifty percent (50%) of the above minimum required shared open space shall be a children's play area. (An elderly adult complex need not comply with the children's play area requirement but shall provide the specified shared open space in **Section 7.0103(A)(4)(d)(1)** above). However, the minimum dimensions for any children's play area shall be twenty (20) feet in length and width, and be a minimum of five hundred (500) square feet in size for sites with a gross site area of twenty thousand (20,000) square feet and greater.

4. Inviting and Usable Public and Semi-Public Open Spaces, continued

For sites with a gross site area of under twenty thousand (20,000) square feet, the children's play area must include a minimum length and width dimension of twelve (12) feet with a minimum total area of two hundred fifty (250) square feet.

- b. The children's play area shall have a minimum of three (3) types of play equipment such as slides, swings, towers, jungle gyms and other natural play elements as approved by the Manager. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun and promotes some form of exercise or movement.
 - c. The children's play area shall be centrally located where it is visible from fifty (50%) percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas.
 - d. The children's play area(s) shall be enclosed by any or a combination of any of the following: a two and one-half (2.5) feet to three (3) feet high wall, planter, decorative fence; or by eighteen (18) inch high benches or seats; or by other means acceptable to the Manager.
4. The Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open spaces are on separate parcels within the same development and that all residents of the development will have on-going access to those amenities and facilities.



Fig. A.4.d.5. (1) The internal walkway system shall provide pedestrian access to all buildings and ultimately connect to the public sidewalk.



Fig. A.4.d.5. (2) The internal walkway system shall provide pedestrian access to all buildings and ultimately connect to the public sidewalk.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

5. Landscaping

- a. **Intent:** To integrate landscaping into open spaces, parking areas, and general site design to contribute to an attractive and sustainable development that respects and enhances the landscape character.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - A. Site Planning
 - B. Sustainability
 - C. Safe Design
 - E. Landscaping
- c. **Design Guidelines.** All developments except those in the Downtown Plan District shall comply with the following requirements. For developments within the Downtown Plan District only # (1), (9) and (13) below apply.
 - 1. **Licensed Design Professional.** The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. The landscape plan shall exhibit the following characteristics:
 - a. The overall design of the site and the design of the proposed landscape materials shall achieve unique, attractive and significant landscaping on the site as a whole;
 - b. The proper type, spacing, height, placement and location of plant materials shall be provided to ensure that the intent of this ordinance is met;
 - c. The choice and selection of plant materials shall insure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners;
 - d. The choice and selection of plant materials shall ensure that the type of plantings selected will be of a type that will survive and thrive in the area in which they are to be located; and
 - e. The proper relationship between deciduous and evergreen plant materials shall exist so as to ensure that the desired buffering effect will be accomplished.
 - 2. **Minimum Landscape Area.** Sufficient landscape shall be provided to contribute to an attractive, green and sustainable development.
 - 3. **Drought resistant landscaping** shall be



Fig. A.5.c.3. Drought resistant landscape is incorporated into an architectural facade composition.



Fig. A.5.c.4. A mixture of canopy trees, shrubs, perennials, ornamental grasses, perennials, groundcovers and annuals provides color and interest.



Fig. A.5.c.5. Landscape trees in setback area create an attractive buffer area.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

5. Landscaping , continued



Fig. A.5.c.6. Landscape trees in setback area create attractive buffer area.



Fig. A.5.c.14. Utilities are screened from public view with wood fence and vegetation.

incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.

4. Landscaping that offers variety in scale, color and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers and annuals.
5. Ground Floor Units. The street-facing front yard shall be landscaped.
6. Setback Landscape Trees. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.
7. Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.
8. Interior Drive Trees. The landscape plan shall provide trees along interior drives in order to reduce heat gain and provide an attractive drive and walk experience.
9. Staking. Plants need to be secure upon installation to avoid toppling and damage from strong winds.
10. Irrigation. Plants shall be properly watered to ensure their viability.
11. Plant Sizes. The landscape plan shall be designed to provide a more mature appearance at installation.
12. Mulch. Mulch shall be provided as a supplemental element of the overall landscape planting design to help insulate the plant materials and retain moisture.
13. Landscape Maintenance. The standard **Section 7.0103(A)(5)(d)(13)** is required without exception.
14. Buffering and Screening. The standard **Section 7.0103(A)(5)(d)(14)** is required without exception.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

15. Landscaping between Driveways. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide rainwater infiltration.

A. Site Design

5. Landscaping, continued

d. Design Standards. All developments except those in the Downtown Plan District shall comply with the following requirements. For developments within the Downtown Plan District only #(1), (9) and (13) below apply.

All areas of the lot not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner by complying with the following:

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development. Landscape plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer.
2. A minimum of twenty percent (20%) of the net site shall be landscaped. Required buffer (Section 9.0100) landscaping shall be credited toward the minimum standard. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to five percent (5%) of this requirement. All landscaped setback areas, landscaped common open spaces, eco-roofs, preserved natural areas and planter areas can be credited toward the minimum landscape standard.
3. At least twenty percent (20%) of the landscape area shall be planted with drought resistant canopy trees, shrubs, groundcovers, perennials and grasses.
4. Landscaping shall be included that provides interest by including a minimum of two (2) of the following:
 - a. Variety in scale;
 - b. Variety in color;
 - c. The use of canopy trees, shrubs, perennial grasses, groundcovers and annuals.
5. In front of all ground floor units, a minimum of sixty percent (60%) of the street-facing front yard shall be landscaped.
6. All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per one hundred (100) lineal feet. Such trees shall be capable of at least twenty-five (25) feet in height and spread at maturity and be not less than ten (10) feet in height and two and one-half (2.5) inches in caliper size at the time of planting. New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least twenty-five (25) feet in height and are at least eight (8) feet in height at the time of



Fig. A.5.d.2. (1) Lot areas not occupied by structures shall be landscaped in a functional manner.



Fig. A.5.d.2. (2) Lot areas not occupied by structures shall be landscaped in a functional manner.



Fig. A.5.d.4. Landscaping shall provide color and interest using canopy trees, shrubs, ornamental grasses, perennials, groundcovers and annuals.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

5. Landscaping, continued

planting. Existing regulated major trees may be counted on a two trees provided for one tree required basis. Existing trees to be counted toward this requirement must be confirmed by either a Consulting Arborist, Qualified Arborist or a Registered Consulting Arborist to be healthy trees. Where the yard abuts a required buffer, the yard setback trees may be credited towards any tree required for the buffer.

7. Site trees shall be required at a rate of one (1) tree per three thousand (3,000) square feet of gross site area and shall be distributed throughout the site where feasible. Buffer, yard, drive and parking lot tree requirements may count toward the site tree requirement. Site trees must be capable of a height of twenty-five (25) feet. Ornamental, dwarf and other similar species may be permitted where larger sized trees are not appropriate as determined by the Manager.
8. One (1) deciduous canopy tree shall be placed every thirty-five (35) lineal feet along interior drives. In case of overhead utility lines, lower growing sub-canopy trees can be substituted for deciduous canopy trees. Trees shall be selected from the Recommended Street Tree list. The requirement is intended to indicate a quantity of trees and not necessarily the placement.
9. Newly planted trees shall be supported (by use of stakes, wire, or similar material) to prevent damage by the strong winds.
10. All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than 3 units. See Section 7.0103 (2)(d)(2) Sustainable Site Design for additional irrigation requirements.
11. New landscape planting sizes at planting are as follows:
 - a. Deciduous canopy trees shall be a minimum of two and one-half (2.5) inches caliper size and shall be balled and burlapped;
 - b. Deciduous ornamental trees shall be a minimum of two (2.0) inches caliper size and shall be balled and burlapped;
 - c. Evergreen trees shall be a minimum of six (6) feet in height and shall be balled and burlapped;
 - d. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of twenty-four (24) inches high from finished grade and a



Fig. A.5.d.3. Drought resistant planting can provide visual interest.



Fig. A.5.d.4. This deciduous tree planting creates privacy and shade.

A. Site Design

5. Landscaping, continued

- minimum of one (1) gallon size at planting;
 - e. Perennials shall be a minimum of one (1) gallon size; and
 - f. Ground covers shall be well rooted in either flats or a minimum of one (1) gallon pots.
12. Natural colored mulches such as shredded hardwood bark, oyster shells, stones and bark chip mulches are only allowed as filler until required groundcovers and shrub materials mature and spread. Artificially colored mulches are prohibited. Mulches are not permitted as a substitute for living plant materials.
13. Landscape Maintenance. Compliance with the following criteria is required:
- a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscape demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy following a request from the developer. The inspection time period is from March 1 to November 15.

If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee is to be provided based on one hundred and ten percent (110%) of the estimated cost of plant materials and labor for the total landscape plan as indicated in a landscape cost estimate. Beginning March 1, the Applicant has one hundred and eighty days (180) days to complete the items or the City will cash in the amount being held and finish the landscape job.
 - b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval to two (2) years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings which are 20 percent (20%) dead or greater shall be replaced.



Fig. A.5.d.13.c. (1) Well-maintained landscape areas present a healthy, neat, orderly appearance, free from refuse and debris.



Fig. A.5.d.13.c. (2) A well-maintained landscape area presents a healthy, neat, orderly appearance, free from refuse and debris.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

5. Landscaping, continued



Fig. A.5.d.15. Driveways and walkways are separated by landscaping.

c. Maintenance.

- i. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.
- ii. To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement, or include such provisions as part of the condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include: provisions that all unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever occurs first; all landscaped areas shall be provided with an operable irrigation system; tree stakes, guy wires and tree wrap are to be removed after one (1) winter season; and plantings shall be guaranteed for two (2) years after the Final Certificate of Occupancy inspection approval.

- d. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section. Where a person other than the owner occupies the property, the occupant shall also be responsible for maintenance.

14. For Buffering and Screening see Section 9.0100.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

15. Landscaping shall be utilized in the space between the driveways to separate shared dwelling units and driveways and reduce impervious surfaces.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

6. Public and Private Space Transitions

- a. **Intent:** To create a visually pleasing and cohesive space between the public realm (the street) and the private realm (the building) that fosters a sense of community.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - A. Site Planning
 - D. Open Space Places
 - E. Landscaping
- c. **Design Guidelines.** All developments except for those developments in the Downtown Plan District shall comply with the following requirements:
 - 1. Adequate separation between multi-dwelling units, including duplexes and townhouses, should allow for sun, light and air as a means of reducing shadows on public and semi-public open spaces.
 - 2. First Floor Privacy. The development shall provide a sense of privacy for the residents.
 - 3. Transitions. The development shall provide a sense of privacy for the residents and a distinction between the public sidewalk realm and the private unit realm.



Fig. A.6.c.1. Adequate separation between dwelling units allows for light and air in public and semi-public open spaces.



Fig. A.6.c.3. Transitions provide a sense of privacy and a distinction between the public and private realms.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.6.d.2 Elements such as front stoops, landscape buffers, and decorative fencing, enhance ground floor privacy.

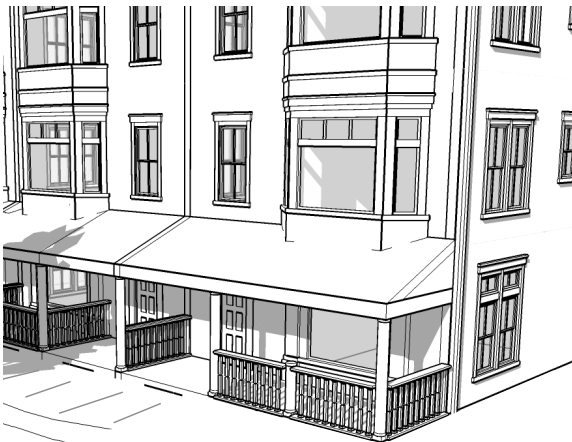


Fig. A.6.d.2.d. An 80 square foot ground floor porch area and transparent fencing enhances a sense of privacy.



Fig. A.6.d.2 and 3. Decorative, transparent, wood fencing creates a sense of transition from public to private realm.

6. Public and Private Space Transitions, continued

d. Design Standards. All developments except for those developments in the Downtown Plan District shall comply with the following requirements:

1. Where more than one (1) multi-family building on a site faces one another, a minimum separation of twenty (20) feet shall be required between front building facades, inclusive of setbacks. The separation area shall include at minimum a shared pedestrian walkway and landscaping.
2. Where a residential unit occupies the ground floor, fronts and accesses the street, at least one (1) of the following elements shall be incorporated between the ground floor of the unit and the street level as a means of creating a sense of privacy:
 - a. A change in elevation grade separation of a minimum of 6" via a front porch or stoop to the entry door;
 - b. Five (5) to fifteen (15) feet width of landscaping between the unit and the street;
 - c. A minimum of five (5) feet width of landscaping on both sides of the pedestrian connection between the unit and the street;
 - d. Decorative, transparent fencing made of metal or wood or a stone wall. Fencing or the stone wall shall not exceed thirty 30 inches height when placed between the front of the building and the street unless approved by the Manager, and shall include a minimum of one and one-half (1.5) feet of landscaping between the fence or wall and the street-facing sidewalk. There shall also be a minimum separation between the building and the fence or wall of five (5') feet.
3. Transition between public, semi-public, and private areas shall be identified in a minimum of one (1) of the following ways:
 - a. Changes in paving material;

A. Site Design

6. Public and Private Space Transitions, continued

- b. Changes in paving color;
- c. Changes in paving pattern or texture;
- d. Changes in elevation; or
- e. Landscaping.



Fig. A.6.d.3. Transition between public and private zones is created with material and grade changes.



Fig. A.6.d.3. Transition between public and private zones is created with elevation, grade, and material changes.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

7. Pedestrians, Bikes and Transit

- a. **Intent:** To site multi-family housing on streets that serve pedestrians, bicycles and public transit as well as the automobile.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - B. Sustainability
 - G. Transportation Mode Provisions.
- c. **Design Guidelines.** All developments shall comply with the following requirements:
 - 1. Pedestrian-friendly ground floor entries shall include protection from rain and sun.
 - 2. The proposed development will incorporate facilities for people to ride their bikes or walk.
 - 3. Transit Connections. Developments shall create a physical and/or visual link to public transit and shall consider connections to pedestrian activity centers such as transit facilities, businesses, public buildings and parks, etc.



Fig. A.7.c.1. Pedestrian friendly entrance provides protection from the rain and sun.



Fig. A.7.c.2 Covered bike parking in addition to required garage bike parking.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

7. Pedestrians, Bikes and Transit, continued

d. Design Standards. All developments shall comply with the following requirements:

1. All building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun to a minimum depth of four (4') feet.
2. Bike parking shall be in accordance with **Table 9.0851** and shall be accommodated within the building. Bike storage is to be in addition to the required storage space per unit. Visitor bike parking is encouraged.
3. Transit Connections.
 - a. Ground floor windows on the street facing facade shall orient to the street; and
 - b. Primary building and entry orientation(s) shall be to streets with public transit (bus and/or a light rail station) or to a central courtyard that opens to the street rather than to a parking lot. Buildings shall have at least one (1) of their primary entrances oriented toward a Transit Street.



Fig. A.7.d.1 & 2. This building entrance incorporates a covered porch to protect pedestrians from the rain and sun. Visitor bike parking is provided in addition to required internal bike parking requirements.

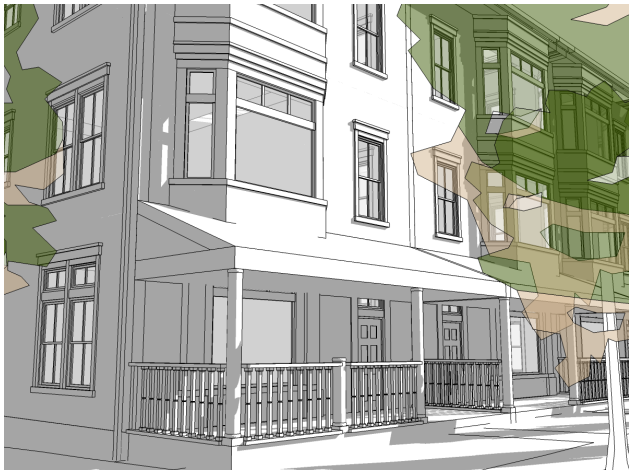


Fig. A.7.d.1 & 3. Building entrance incorporates a porch. Ground floor windows are oriented toward the street.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

8. Vehicular Circulation and Off-Street Parking

- a. **Intent:** To develop a parking strategy to accommodate vehicles associated with the residential units while reducing the visual impact of parking on the public realm.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - A. Site Planning
 - C. Safe Design
 - E. Landscaping
 - F. Street Orientation
- c. **Design Guidelines.** All developments shall comply with the following requirements:
 - 1. Vehicular Circulation. The standard Section 7.0103 (A)(8)(d)(1) is required at the discretion of the Fire Chief or Fire Marshall.
 - 2. Parking. Parking shall be integrated into the site design in a manner that does not detract from the design of the building, the street frontage or the site.

Mixed-Use Style Developments.

Mixed-Use Style Developments shall also comply with the following requirements:

- 3. Garage entrances. The standard Section 7.0103 (A)(8)(d)(3) is required without exception.



Fig. A.8.c.2. Parking is integrated into the rear of the site.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.8.d.2.a. (1) Parking is integrated into the overall design and is not visible from the street.



Fig. A.8.d.2.a. (2) Parking and garage doors are located below grade and interior to the site.

8. Vehicular Circulation and Off-Street Parking, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Vehicular Circulation.

Vehicular circulation and parking shall be provided in accordance with the following standards:

- a. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402 (D)**. The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features such as speed bumps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.
- b. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.
- c. Based on the anticipated vehicular and pedestrian traffic generation and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. This may include, but is not limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bike-ways, dual street name, quadrant, and/or neighborhood signage, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.
- d. In designing accesses for multi-family residential developments, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes specified in **Appendix A5.501** shall be considered.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

8. Vehicular Circulation and Off-Street Parking, continued

e. Private Driveway Accesses

When private driveway accesses are provided for multi-family developments such as condominiums and apartments, they shall be designed as follows:

- i. Dead-end private driveway accesses shall not exceed six hundred (600) feet in length nor serve more than one hundred (100) dwelling units. Dead-end private driveway accesses that exceed one hundred-fifty (150) feet in length shall be provided with an approved turn-around.
Dead-end private driveway accesses that serve more than twenty-five (25) units shall be designed as follows:
 - a. A driveway width of not less than thirty-two (32') feet; and
 - b. No segment of the driveway will be in excess of four hundred (400') feet in length before there is a Fire Department approved turn-around (including a looped driveway) or turnout.
- ii. For dead-end private driveway accesses, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private driveway access.
- iii. Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.
- iv. Location of private driveway accesses shall meet the Uniform Fire Code and shall be consistent with **Appendix A5.501 (G)(4) and A5.503**.



Fig. A.8.d.2.b. (1) Required off-street parking is located to the rear the dwelling structure.



Fig. A.8.d.2.b. (2) Required off-street parking is located beneath the dwelling structure.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design



Fig. A.8.d.2.d. Parking is connected to site via recognizable transition points such as a sidewalk.

8. Vehicular Circulation and Off-Street Parking, continued

2. Parking

- a. Parking areas shall be integrated into the overall design of the site and shall be screened from the street per **Section 9.0823**. Duplexes and townhouse style buildings with front entry garages are exempt from this standard.
- b. Required off-street parking shall be located to the rear, interior, side or beneath the dwelling structure. Parking located to the side of the building shall be limited to fifty percent (50%) of the overall frontage.
- c. For parking lot locations see **Section 7.0103(A)(1)**.
- d. Parking areas shall be connected to the site via recognizable transition points, including landscaping and other site elements such as sidewalks, bollards, lighting and appropriately scaled signage.
- e. Except in the Downtown Plan District, dwelling structures containing two (2) or three (3) dwelling units shall have additional off-street parking at a rate of one space per unit when the lot has limited frontage or where on-street parking is not allowed.
- f. Complexes containing twelve (12) or more units shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.
- g. Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.
- h. All attached street facing garages shall be located at least four (4) feet behind the front façade.
- i. Detached garages or carports shall reflect the architectural style and/or building materials that are used for the dwelling structures.

A. Site Design

8. Vehicular Circulation and Off-Street Parking, continued

Mixed-Use Style Developments.

Mixed-Use Style Developments shall also comply with the following requirements:

3. Garage entries are prohibited on primary street façades, where façades include ground floor retail.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

A. Site Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

1. Massing

- a. **Intent:** To create a transition in the bulk and scale between new developments and adjacent, less intense buildings and zones.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - H. Design Excellence and Architectural Expression
- c. **Design Guidelines.** All developments except those in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District only # (4) below shall apply.
 - 1. Building(s) that front the public realm shall avoid long, monotonous, uninterrupted walls.
 - 2. Building shall be modulated to prevent large, uninterrupted monotonous walls.
 - 3. Buildings shall differentiate between the base of the building and the top of the building to enhance the pedestrian realm.
 - 4. Storage. The Standard in **Section 7.0103(B)(1)(d)(4)** is required.



Fig. B.1.c.1. Building front shall avoid monotonous, uninterrupted walls.



Fig. B.1.c.2. Building facades shall be modulated.



Fig. B.1.c.3. Building shall differentiate between the base of the building and the top.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

1. Massing, continued



Fig. B.1.d.1. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street.



Fig. B.1.d.2. Structures facing a street can increase horizontal length to 200' by providing an internal courtyard with a minimum 35' foot width.



Fig. B.1.d.3. Buildings that are greater than two stories shall have a base and top.

d. **Design Standards.** All developments except those in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District only # (4) below shall apply.

1. Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections and/or recesses as a means of reducing the scale and improving the appearance of the building. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of one (1) foot horizontal variation shall be used at intervals of fifty (50) feet or less along the structure's primary façade on the ground floor.
2. Structures shall not have an overall horizontal distance exceeding one hundred sixty (160) linear feet, measured from end wall to end wall. Structures facing a street can increase to two hundred (200) linear feet provided a courtyard, portal to a shared parking area or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of thirty-five (35) feet in width and depth.
3. Buildings shall have, at a minimum, a base and top.
 - a. The "base" shall be considered from grade and it shall be twelve to twenty (12-20) feet tall. The top of the base or ground floor level shall consist of distinct physical transition between the base and any upper floors. This transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.
 - b. The "top" of a building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the "base" by material treatment, color, texture, or change in materials or roof form.
4. Storage

Space shall be provided for garbage, recycling and storage in accordance with the following standards:

 - a. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

1. Massing, continued

- or minimum six (6) foot high sight-obscuring fence or wall from public view.
- b. Storage facilities shall be provided for articles used outdoors such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum six (6) feet high and twenty-four (24) square feet in area. The facility shall either be connected to each unit in a logical fashion as part of the building design or shall be easily accessible (such as in a central facility or garage) and capable of being locked. (Except for retirement housing, elderly housing assisted living developments need not comply with this requirement.)
 - c. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking.



Fig. B.1.d.4.a. Wall provides screening for exterior garbage and recycling collection area.



Fig. B.1.d.4.b Outdoor storage facilities are connected in a logical fashion to the building, are lockable, and are easily accessible.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

2. Façade Composition

- a. **Intent:** To create a harmonious building façade that respects neighboring buildings through the use of architectural elements and timeless architectural principles.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - H. Design Excellence and Architectural Expression
 - J. High Quality Materials
- c. **Design Guidelines.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only # (8), (9), and (10) below shall apply.
 - 1. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.
 - 2. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.
 - 3. Windows shall be used on the façade to provide articulation to the façade and visibility into the street.
 - 4. Blank, windowless walls in excess of seven hundred fifty (750') square feet are prohibited when facing a public street unless required by the Building Code. In instances where a blank wall exceeds seven hundred fifty (750') square feet, it shall be articulated or intensive landscaping shall be provided.
 - 5. Building Façade Transition. Adjacent building façades need to be compatible.
 - 6. Mechanical Screening. The Standard in **Section 7.0103(B)(2)(d)(6)** is required. Utilities shall be screened from the public realm and the internal public or private areas.
 - 7. Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.



Fig. B.2.c.1 (1) Changes in wall planes and layering creates a simple and visually interesting building.



Fig. B.2.c.1 (2) Building materials and colors create simple and interesting façades.



Fig. B.2.c.9. Emphasize windows with trim.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

2. Façade Composition, continued

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

8. The street facing façade shall be animated through the use of windows.
9. Window trim or extruded metal frames shall be provided around all windows for windows emphasis.
10. A visual distinction shall be created between adjacent units.

Mixed-Use Style Developments.

Mixed-Use Style Developments shall also comply with the following requirements:

11. The pedestrian experience shall be enhanced by creating ground floor store fronts that foster a sense of interaction between activities inside the building and those on the sidewalk and in the larger public realm. A rhythm of vertical elements shall be established along the ground floor façade and weather protection shall be provided by incorporating awnings, overhangs and/or canopies.
12. Windows or other elements shall be used in the façade to create logical rhythms and patterns.
13. An appropriate number of windows above the ground floor shall be provided to articulate the façade and to provide visual interest.
14. Window Transparency. Windows shall allow visibility into the buildings.



Fig. B.2.c.11 (1). Pedestrian experience is enhanced by ground floor store fronts, rhythmic vertical elements, and overhanging awnings.



Fig. B.2.c.11 (2) The pedestrian realm at the street level is enhanced with ground floor commercial activity.

2. Façade Composition, continued

d. Design Standards. All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #(8), (9), and (10) below shall apply.

1. Street-facing elevations shall be divided into wall planes that reflect living unit modules. Generally wall planes over seven hundred fifty (750) square feet shall be divided into distinct planes. This can be achieved by:
 - a. Incorporating elements such as porches or decks into the wall plane;
 - b. Recessing the building a minimum of two (2) feet over six (6) feet in width; or by
 - c. Extending an architectural bay a minimum of two (2) feet from the primary street facing façade.
2. Exterior windows shall have a minimum of two (2) inch reveal (depth) to create a shadow line that highlights materials and the thickness of the wall.
3. Windows shall occupy a minimum of twenty-five (25%) percent of the total street-facing façade.
4. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds seven hundred and fifty (750) square feet, it shall be articulated.
5. Within a development, the building façades shall transition from one building face to an adjacent building face through the use of compatible materials, glazing and scale elements such as porches and decks. Architectural elements such as posts, beams and planting walls shall be scaled to reflect their function. Tacked-on faux architectural elements are prohibited.
6. Mechanical and communication equipment and components shall be screened so they are not visible from



Fig. B.2.d.1 (1). No contiguous wall planes over 750 square feet.



Fig. B.2.d.1. (2) Wall planes over 750 square feet are divided into distinct planes by incorporating porches and/or extending an architectural bay.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

2. Façade Composition, continued



Fig. B.2.d.3. Street-facing facade is composed of a minimum of 25% glazing.



Fig. B.2.d.7. Garage doors match the main building in color, materials, and trim.



Fig. B.2.d.10. Bays reduce townhome style building facades into smaller volumes in order to achieve residential scale and unified building appearance.

streets and other street level public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. The Manager may require a review of screening of rooftop equipment by requesting sight line studies. Solar equipment is exempt from this requirement.

Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall not be located within five (5) feet of the front entrances and shall be screened with landscape materials.

7. Garage doors shall match the main building in terms of color, materials, and trim.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

8. Windows shall occupy a minimum of twenty (20%) percent of the total street facing façade. A minimum of twenty-five percent (25%) of the ground floor living units shall be windows.
9. Windows and doors shall incorporate a minimum of three and one-half (3.5) inch trim.
10. Horizontal facades for townhome style buildings longer than thirty (30) feet shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. A minimum of one (1) of the following methods shall be used:
 - a. Variation in the building form by using bays, shifts in massing or distinct roof shapes;
 - b. Diversity of window size, shape or patterns that relate to the interior function;
 - c. Emphasis of building entries through a projecting or recessed form, detail, color, and/or materials; or
 - d. Variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

2. Façade Composition, continued

Mixed-Use Style Developments.

The non-residential component of Mixed-Use Style Developments shall also comply with the following requirements:

11. A minimum of forty percent (40%) of the length and the overall area of the ground floor street facing façade shall be window glazing. The street facing façade shall consist of a minimum of forty percent (40%) glazing of the area above the ground floor.
12. Along alleyways, façades shall provide windows along twenty-five percent (25%) of the area above the ground floor.
13. Awnings, overhangs and/or canopies over every bay/display window shall be incorporated as means of creating a rhythm at the street and providing weather protection.
14. To meet the transparent glass requirement, storefront windows shall have a Visible Transmittance (VT) value of ninety percent (90%).



Fig. B.2.d.11. Elevation indicates minimum glazing percentages of 40% at ground floor and 40% at upper floors.



Fig. B.2.d.13. Awnings and overhangs over each bay and display window create rhythm and provide weather protection.

B. Building Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

3. Sense of Entry

- a. **Intent:** To promote pedestrian comfort, safety and orientation by creating well-defined and welcoming building entries.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - H. Design Excellence and Architectural Expression
 - J. High Quality Materials
- c. **Design Guidelines.** All developments shall comply with the following requirements:
 - 1. **Front Door Orientation.** All building entrances shall be enhanced architecturally.
 - 2. **Walk Connection.** Walkways shall connect the internal sidewalks to the front doors.
 - 3. **Entries shall be highlighted and visible from the street.**
 - 4. **The street-facing building entry in larger apartment-style and big house multi-plexes shall be reinforced.**
 - 5. **All ground floor common entries or individual unit primary entrances shall provide protection from the weather.**
 - 6. **Doors shall be made of high quality, long lasting materials.**



Fig. B.3.c.1, 5 & 6. Front doors are enhanced architecturally, highlighted, visible, of high quality materials, and provide protection from the weather.

Mixed-Use Style Developments.

Mixed-Use Style Developments shall also comply with the following requirements:

- 7. **Building entrances shall be provided at regular intervals for convenience in mixed-use buildings. Entrances at corners shall articulate the corners of the building and create a formal sense of entry to the building.**



Fig. B.3.c.7. Building entrances are articulated at the corners, creating a formal sense of entry.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

3. Sense of Entry, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Multi-family buildings that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to:
 - a. Recessed entries;
 - b. Corner entries;
 - c. Projecting entries, including porches, canopies and articulated lintels above the doorway;
 - d. Pilasters or columns supporting and/or framing the entrance;
 - e. Elevated entries with transparent stairways that are compatible with the architecture; or
 - f. Landscape treatments that connect the public realm to the private realm.
2. For developments with multiple ground floor and street facing units, such as townhouses, a direct connection from the sidewalk to the front door of the residential unit shall be provided. The connection shall be a minimum of five (5) feet wide.
3. Entrances shall be highlighted by incorporating two (2) or more of the following elements:
 - a. Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest;
 - b. An entry courtyard;
 - c. Ornamental glazing, railings and balustrades;
 - d. Prominent landscape feature, such as a trellis or an arbor;
 - e. Ornamental gate and/or fence;
 - f. Water feature; or
 - g. Year-round site furnishings, including benches, tables and sitting areas.
4. The building entry into larger apartment-style and multi-plexes shall be emphasized by creating a large inviting entryway into a shared lobby.
5. All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum four (4) foot overhang projection. Sheltered entries shall not project more than two (2) feet into a required yard setback.
6. Buildings shall include primary entry doors of



Fig. B.3.d.1. Visually prominent entry exhibits a projected canopy and landscape elements connecting the public and private realm.



Fig. B.3.d.3. Entrance incorporates landscaping, an entry courtyard, and an ornamental fence.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

3. Sense of Entry, continued

high quality materials such as solid wood or material as approved by the Manager.

Mixed-Use Developments.

Mixed-Use Style Developments shall also comply with the following requirements:

7. Building entrances shall be located at intervals of no more than fifty (50) feet along the primary street facing elevation. Entrances at corners shall articulate the corners of the building and create a formal sense of entry to the building.



Fig. B.3.d.7. Corner entry is articulated creating a formal sense of entry.

7.0103 Two or More Units, Elderly Housing and Mixed-Use
(Residential) Design Guidelines and Standards

B. Building Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

4. Sustainable Architecture

- a. **Intent:** To incorporate design techniques and technologies to minimize building energy use, increase occupant health, and maximize a building's positive impact on the environment.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - H. Design Excellence and Architectural Expression
 - I. Sustainable Architectural Design
 - J. High Quality Materials
- c. **Design Guidelines.** All developments shall comply with the following requirements:
 - 1. **Energy Efficiency.** Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building orientation for winter.
 - 2. **Sustainable Materials.** The demand for building products that have incorporated recycled content materials shall be increased, therefore reducing the impacts resulting from the extraction of new materials.
 - 3. **Sustainable Architectural Elements.** Water and energy conservation shall be promoted through the establishment of a sustainable roof or the incorporation of solar photo-voltaic panels.



Fig. B.4.c.1. Building exhibits south-facing facade, passive solar orientation, and photovoltaic solar panels.



Fig. B.4.c.3. Vegetated roof contributes to water and energy conservation efforts.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

4. Sustainable Architecture, continued

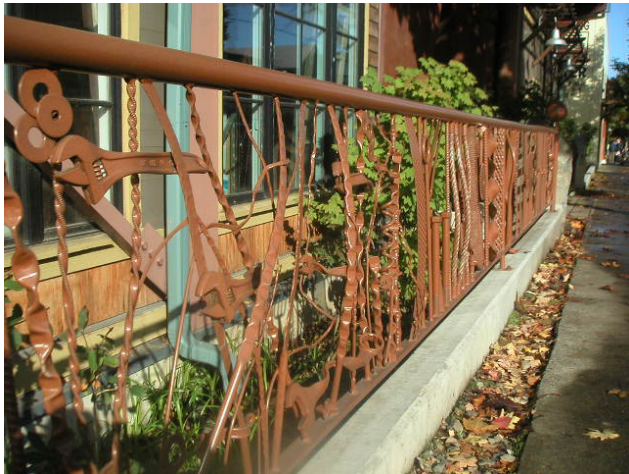


Fig. B.4.d.2. (1) Recycled building materials are incorporated into building fencing.



Fig. B.4.d.2. (2) Recycled aluminum blocks are incorporated into ground floor walls.

d. Design Standards. All developments shall comply with the following requirements:

1. Buildings shall be designed to conserve energy by incorporating the following:
 - a. Windows shall be operable by building occupants, and shall be oriented to provide views of surrounding landscaping, streets, and natural areas;
 - b. Windows shall be high quality, durable and energy efficient with insulating double or triple panes; and
 - c. Sunshades shall be designed to effectively limit summer sun and to allow for winter sun penetration.
2. A letter from the Development Permit Applicant or Appointed Representative shall specify one of the following:
 - a. A minimum of twenty percent (20%) of building materials contain, in aggregate, a minimum weighted average of twenty percent (20%) post consumer recycled content materials such as aluminum, glass or recycled paper;
 - b. A minimum of twenty percent (20%) of building materials are manufactured regionally within a radius of five hundred (500) miles of the site;
 - c. A minimum of five percent (5%) of the building materials consist of rapidly renewable materials which include materials that can be planted and harvested within ten (10) years; or
 - d. A minimum of twenty percent (20%) of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.
3. Sustainable Architectural Elements.
Projects with greater than forty thousand (40,000) square feet of floor area shall meet at least one (1) of the following:
 - a. A vegetated roof for a minimum of thirty percent (30%) of the total roof surface;

B. Building Design

4. Sustainable Architecture, continued

- b. For a minimum of seventy-five percent (75%) of the total roof surface, a white roof with a Solar Reflectance Index (SRI) of seventy-eight (78) or higher if the roof has a three to twelve (3:12) roof pitch or less, or Solar Reflectance Index (SRI) of twenty-nine (29) or higher if the roof has a roof pitch greater than three to twelve (3:12);
- c. A system that collects rainwater for reuse on-site (e.g., site irrigation) for a minimum of fifty percent (50%) of the total roof surface;
- d. An integrated solar panel system for a minimum of thirty percent (30%) of the total roof or building surface. Solar panels may also be placed on the facade of the buildings at the discretion of the Manager; or
- e. Another sustainable element approved by the Manager.



Fig. B.4.c.3.d. Solar panel system is incorporated into the facade, providing shading and electricity.

7.0103 Two or More Units, Elderly Housing and Mixed-Use
(Residential) Design Guidelines and Standards

B. Building Design

Intentionally Blank

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

5. High Quality Materials

- a. **Intent:** To promote the use of traditional and contemporary architectural materials that provide a sense of permanence and high quality.
- b. **Applicable Multi-Family Design Principles from Section 7.0102:**
 - H. Design Excellence and Architectural Expression
 - J. High Quality Materials
- c. **Design Guidelines.** All developments except for those in the Downtown Plan District shall comply with the following requirements:
 - 1. Street-facing façades shall consist predominantly of a simple palette of long lasting timeless materials such as brick, stone, stucco, wood siding, and wood shingles.
 - 2. A hierarchy of building materials shall be incorporated that are durable and reflect a sense of permanence and quality of development.
 - 3. Limited Materials. Split-faced block and gypsum reinforced fiber concrete (for trim elements) shall only be used in limited quantities.
 - 4. Prohibited Materials. The Standard in Section 7.0103(B)(5)(d)(4) shall be complied with.
 - 5. Fencing shall be durable, maintainable, and attractive.



Fig. B.5.c.1. Façades exhibiting long-lasting materials such as wood siding, wood veneer, wood shingles, and stone.



Fig. B.5.c.2. Façades exhibiting long-lasting timeless materials such as brick and stucco.



Fig. B.5.c.5. Durable and attractive fencing.

7.0103 Two or More Units, Elderly Housing and Mixed-Use (Residential) Design Guidelines and Standards

B. Building Design

5. High Quality Materials, continued

d. Design Standards. All developments except for those in the Downtown Plan District shall comply with the following requirements:

1. The following primary building materials shall be utilized on a minimum of sixty-five percent (65%) of the street-facing building façades or greater:
 - a. Brick;
 - b. Stone;
 - c. Stucco;
 - d. Wood siding and wood simulation materials;
 - e. Metal panels, including recycled panels and blocks;
 - f. Fiber reinforced cement siding or panels;
 - g. Ceramic tile; and
 - h. Other as approved by the Manager.
2. The following building materials are prohibited as primary cladding on new street-facing building facades and shall not be allowed on more than thirty-five percent (35%) of each individual building facade:
 - a. Corrugated metal;
 - b. Plain concrete block;
 - c. Plain concrete;
 - d. Spandrel glass; and
 - e. Sheet pressboard.
3. The following building materials are permitted as accent materials on no greater than five percent (5%) of each individual building façade (e.g., flashing, projecting features, ornamentation, etc.):
 - a. Split-faced block (for piers and foundation walls); and
 - b. Gypsum reinforced fiber concrete (for trim elements).
4. The following building materials are prohibited:
 - a. Vinyl siding;
 - b. T-111 plywood; and
 - c. Exterior Insulation Finishing System (EIFS)
5. Fencing materials shall be durable, maintainable, and attractive. The following fencing materials are prohibited:
 - a. Plastic or vinyl fencing; and
 - b. Chain-link fencing.



Fig. B.5.d.1.d. Wood siding and stone on street-facing façade.

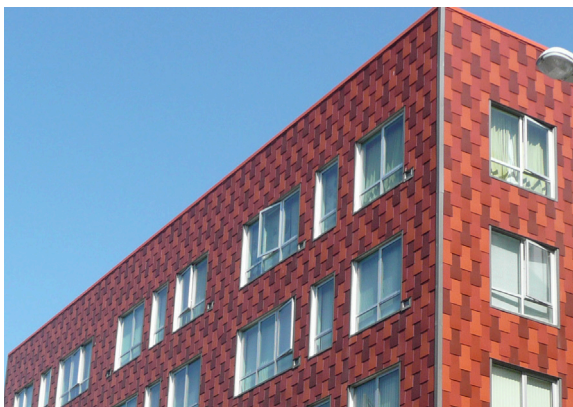


Fig. B.5.d.1.e. (1) Metal panel siding on street-facing façade.

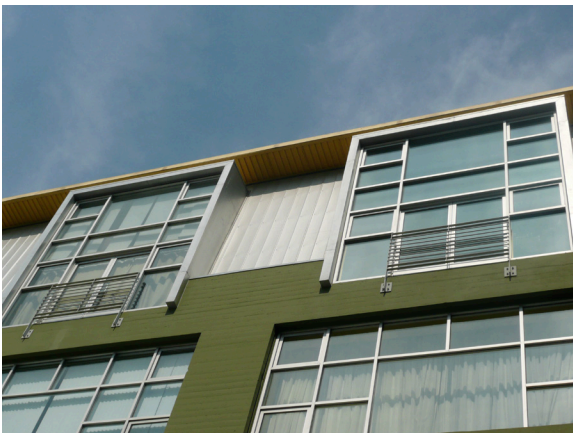


Fig. B.5.d.1.e. (2)

BEFORE THE CITY COUNCIL OF THE
CITY OF GRESHAM

IN THE MATTER OF AMENDMENTS VOLUME 2,)	Order No. 623
POLICIES, AND VOLUME 3, DEVELOPMENT CODE,)	
OF THE GRESHAM COMMUNITY DEVELOPMENT)	CPA 09-089
PLAN, REGARDING THE MULTI-FAMILY DESIGN)	
STANDARDS PROJECT)	

On April 6, 2010, the City Council held a public hearing to take testimony on amendments to Volume 2, Policies, and Volume 3, Development Code, of the Gresham Community Development Plan, regarding the Multi-Family Design Standards Project.

The hearing was conducted under Type IV procedures. Mayor Shane T. Bemis presided at the hearing.

The Council closed the public hearing and approved the proposed amendments at the April 6, 2010 meeting, and a decision was made at the April 20, 2010 meeting.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that these amendments are approved, and adopts the findings, conclusions, and recommendations as stated in the attached Planning Commission Recommendation Order and staff reports.

Dated: _____

City Manager

Mayor

**BEFORE THE PLANNING COMMISSION OF THE
CITY OF GRESHAM**

TYPE IV RECOMMENDATION ORDER

CPA 09-089

A public hearing was held on March 8, 2010, upon an application to consider proposed amendments to Volumes 2 and 3 of the Gresham Community Development Plan relating to **Multi-Family Design Standards**.

The Commission closed the public hearing at the March 8, 2010 meeting, and a final recommendation to Council was made at the March 8, 2010 meeting.

Richard Anderson, Chairperson, presided at the hearing.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of this Type IV Recommendation Order.

The Planning Commission recommends **ADOPTION** of the proposed Community Development Plan amendments to the City Council, and adopts the findings, conclusions and recommendations contained in the attached March 8, 2010 staff report with the following exceptions, additions and/or changes:

- Minor modifications to Section 7.0100 described in the March 8, 2010 Addendum Staff Report
- Remove picture shown behind the diagram on page 4 of Section 7.0100
- Modify the illustrative Figure A.1.d.1.b.ii on page 11 of Section 7.0100 to better define spacing and setback area
- Ensure that the definition of LEED™ is correct and should not include performance rather than operation
- Ensure that the citation for the City's Building Code is consistent and correct


Chairperson

March 8, 2010
Date



MEMORANDUM

URBAN DESIGN & PLANNING

STAFF REPORT TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT MULTI-FAMILY DESIGN STANDARDS PROJECT

To: Gresham Planning Commission

From: Mike Abbaté, Urban Design & Planning Director
Jonathan Harker, AICP, Long Range Planning Manager
Lauren McGuire, Senior Planner

Hearing Date: March 8, 2010
Report Date: February 24, 2010
File: CPA 09-089

Proposal: To adopt Comprehensive Plan amendments to Volume 2 (Policies) and Volume 3 (Code) of the Community Development Plan relating to multi-family design regulations with:

1. Text amendments creating new multi-family Design Goal, Policies, Action Measures and Design Principles (Volume 2);
2. Text amendments creating a new two-alternative Design Guidelines and Design Standards processes for multi-family development (Volume 3);
3. Text amendments adding new and updated Design Criteria, Principles, Guidelines and Standards for multi-family developments (Volume 3); and
4. Miscellaneous text amendments adding or clarifying Code definitions, sections and cross-references.

Exhibits: 'A' – Draft amendments to Volumes 2 and 3 of the Community Development Plan Attachment 'A' (of Exhibit 'A') – Section 7.0100 Multi-Family Residential Criteria, Guidelines and Standards

Recommendation: Staff recommends **adoption** of the proposed Comprehensive Plan amendments.

SECTION I

EXECUTIVE SUMMARY

Purpose

The purpose of the Multi-Family Design Standards project is to create regulations that will result in multi-family housing which is attractive, innovative, of high quality design and materials, and compatible with surrounding neighborhoods. The project is proposing draft amendments including Design Principles, Design Guidelines and Design Standards as they relate to site design, building design and orientation, sustainability, transit connections and other standards. This project is part of the Council 2009 and 2010 Work Plans.

This project is ensuring that:

- Residential lands are developed in a way that meets the community's vision and the City's Goals.
- Gresham's Community Development Plan contains urban design provisions that promote the livability of multi-family residential developments.
- Design Principles and Guidelines are created, and Design Standards are updated that:
 - Identify elements that constitute good site and building design;
 - Create a sense of neighborhood and place for Gresham;
 - Incorporate Crime Prevention through Environmental Design (CPTED) Principles where feasible;
 - Educate the public about quality multi-family design; and
 - Allow a two-alternative review process with a choice of a discretionary Design Guidelines process or clear and objective Design Standards process by the Design Commission or Manager.

In this project the standards address duplex developments (2 units on a single lot), and multi-family developments (3 or more units on a single lot), elderly housing and the residential component of mixed-use developments. Amendments to both Volume 2 (Goals and Policies) and Volume 3 (Development Code) of the Comprehensive Plan are necessary to meet the intended purpose of the project.

Background

The Multi-Family Design Standards project is building on the Design Principles, Guidelines and Standards in the Downtown Design Manual adopted in July of 2009 and the Single-Family Attached Dwellings Principles and Standards adopted in November of 2007. The existing multi-family standards provide clear and objective regulations that relate to multi-family developments. The project has included an audit of the existing multi-family standards. While the existing standards do address many concerns successfully, new Design Guidelines and Standards are proposed to address site design; lighting; sustainable design; public safety; open space design; landscaping; vehicular and pedestrian circulation; storage; garage layout; architectural building design; and materials.

The project has included an extensive research and outreach process. The City began work on the project in May of 2009 with a tour of existing multi-family properties in the Metro region. A Design Charrette was held at the City with the Design Commission on June 11 and then with design professionals on July 9, 2009. Over 37 people attended the second charrette, including several local prominent design professionals. The fields of expertise represented at the meetings included architects, urban designers, planners, landscape architects, educators from the University of Oregon, developers, real estate professionals, City officials and City staff. Each charrette was a collaborative workshop in which the participants first identified issues with multi-family developments and then used illustrative photos to draft potential graphic solutions to the design problems. Participants examined the essential elements of multi-family design necessary to:

- Promote excellent architectural design;
- Require superior site design;
- Encourage a sense of neighborhood; and
- Provide usable public and private open spaces.

The information gleaned from the Charrette events helped inform modifications to the existing multi-family housing standards in the Gresham Community Development Code.

Several public meetings including two community forums and multiple meetings with the Design Commission and Planning Commission were held to discuss the issues and the opportunities for multi-family housing. The community identified a need for a clearly defined vision for quality multi-family development. Some people expressed concern that the new multi-family development being built is not consistently attractive, high quality, innovative, or compatible with the surrounding neighborhoods.

In order to further crystallize the City's vision for multi-family housing, an on-line visual preference survey was created to help collect preferences regarding the desired look of future development in the community. The survey, titled "Picturing the Future – A Visual Preference Survey", used a series of photos and asked participants to rank these specific to the topics. Topics included building arrangements on sites, transitions between buildings and streets, building materials and architectural features and other elements.

The major themes of the vision established were as follows:

- High Quality: The City should promote high quality multi-family design from both a site and building perspective as this type of residential development is a very visible component of the physical Gresham community.
- Design Excellence and Aesthetics: The City's Goal should be to become a community that embraces excellent design. The essential elements of good site and architectural design should be identified and should reflect the City's values and Goals.
- Sustainable Design: Multi-family development should reflect the City's commitment to sustainable practices and technologies.
- Transit Access: The site layouts for multi-family developments should promote multi-modal transportation activity.
- Traffic Impact: Traffic impact upon neighborhoods should be considered and mitigated.
- Public Safety: The City should incorporate additional safety and Crime Prevention through Environmental Design (CPTED) standards into multi-family design.
- Compatibility: The relationship of the new development to the existing development must be carefully considered and addressed.
- Process: The review process for multi-family developments should be reviewed and evaluated to determine the best method to promote the desired multi-family development.

Once the vision was established, a central Goal and specific Policies, Principles and Action Measures that address that Goal were created. The Goal states that *"Multi-family developments will be attractive, high-quality, safe and sustainable where diversity, innovation and creativity are welcome and multiple modes of transportation are accessible for Gresham residents."*

The proposed Goals, Policies and Action Measures provide the direction and the actions that the City can take to implement the multi-family design vision and are the basis for the proposed amendments to Volume 3, the Community Development Code. The proposed amendments have been reviewed in detail by the Design Commission and the Planning Commission. The proposed amendments provide the regulatory framework to ensure that the City's physical environment for multi-family developments matches the City's vision. They establish:

- A two-alternative Design Review Processes for multi-family developments with a discretionary process and a clear and objective process.

- Design Principles that are the general, over-arching statements and considerations that guide the design of the built environment.
- Design Guidelines and Standards that regulate site design, sustainability elements, public safety, open spaces and transitions between public and private spaces, landscaping, multi-modal transportation, building design and materials. Design Guidelines are the basis for the discretionary process and Design Standards are the basis for the clear and objective process.

Proposed Comprehensive Plan Amendment Overview

Text changes to Volumes 2 (Community Development Plan Goals and Policies) and 3 (Development Code) are proposed. The format of the attached Exhibit "A" is ~~strikeout~~ /underline versions with comments inserted into the documents to help explain the relevance for each proposed change. The overview below provides a summary of some of the key proposed amendments and additional rationale for the changes. The new Section 7.0100 Multi-Family Residential Criteria, Guidelines and Standards is included at the back of Exhibit 'A' as an attachment.

Volume 2 (Goals, Policies and Action Measure)

A new Section 10.413.2 Design Standards for Multi-Family Dwellings is proposed which include the multi-family development Goal to provide aesthetically pleasing design which is safe, sustainable, and creative, and accommodates multiple modes of transportation. The new Goal supplements and supports Goal 10.413 – Community Design whose purpose is to encourage efficient and effective development designs to maintain and improve the qualities of the relationships among buildings and surrounding neighborhoods and to ensure that individual developments contribute to a quality environment.

The proposed new Goal 10.413.2 promotes design quality for multi-family developments to benefit the physical environment and aesthetics of Gresham residents. It establishes a series of Policies that will further describe how the Goal can be achieved. It also establishes Design Principles which have been incorporated into the Volume 3 Code Sections 7.0100-7.0103. Design Principles provide a connection between general planning Goals and Policies and implementing regulations. The main purpose of Design Principles is to convey a sense of preferred quality for a place and to formulate design direction on such topics as site design, open spaces, landscaping, street orientation, transportation mode provisions, architectural design excellence, sustainable elements and high quality materials. The Design Principles are the basis for both the discretionary Design Guidelines and the clear and objective Design Standards.

It also establishes a set of Action Measures. Action Measures are specific actions to implement the Goals and Policies that can be taken as time and resources allow. One Action Measure is to implement a process which provides two alternative review processes, one that is clear and objective and one that is discretionary for multi-family developments. This Measure is being done with the Volume 3 Code amendments. The second Action Measure creating an illustrated design guidebook will be done at a later date.

Volume 3 (Community Development Code)

Article 3 Definitions

A number of new or revised definitions are proposed to address new multi-family regulations. An important change is the addition of new land use districts to the Corridor Design District. The purpose of this change is so that all districts which permit multi-family developments are covered in a design district. Several new definitions are proposed relating to sustainability or landscaping.

Section 7.0100

This new section incorporates the Multi-Family Code Criteria, Design Guideline and Standard regulations. It is a series of regulations that are graphically illustrated with photographs and images to help guide the design of the built environment.

Section 7.0101

This new section establishes general criteria for dwelling structures containing two or more units, elderly

housing and for the residential component of mixed-use developments. It explains applicability, purpose, the design review process and how to use the Code. The section provides the applicant with the option to follow the discretionary process meeting the Design Guidelines and the Design Principles or the clear and objective process meeting the Design Standards. This is the same process currently in place for the Downtown Plan Design District.

This section also includes new architectural vocabulary words that are commonly used in building design. These words and their corresponding diagrams, photographs and text are intended to educate and inspire architects, designers, developers and advocates of the built environments to meet the City's Goal of being a City of innovation where creativity is welcome. There is also a description of housing types in this Code section. These housing types are meant to describe the general types of residential housing developments that have specific Criteria, Design Guidelines or Standards associated with them. The housing types are not the same as the permitted uses defined in Section 3.0000.

Section 7.0102

This is a new section which describes a series of multi-family Design Principles that relate to both Site Design and Building Design. These Design Principles are the general, over-arching statements and considerations that guide the design of multi-family housing in the built environment. The Design Guidelines and Standards are written to support and carry out the Principles on a project-specific level.

A summary of the ten Principles are:

- Site Planning. Site buildings to foster community and stewardship.
- Sustainability. Incorporate sustainability.
- Safe Design. Integrate the principles of Crime Prevention through Environmental Design (CPTED).
- Open Spaces. Provide functional public, semi-public and private open spaces.
- Landscaping. Incorporate trees, shrubs, and groundcover into an attractive, sustainable landscaping plan.
- Street Orientation. Orient new developments to the street to encourage interaction between neighbors.
- Transportation Mode Provisions. Construct a residential environment for multiple transportation modes.
- Design Excellence and Architectural Expression. Create aesthetically pleasing architecture.
- Sustainable Architectural Design. Include sustainable architectural design and practices.
- High Quality Materials. Utilize building materials that are high-quality, visually attractive, compatible and durable.

Section 7.0103

This new section contains new Design Guidelines and Design Standards which regulate new residential developments of two or more units, elderly housing and the residential component of mixed-use developments. It incorporates many of the original multi-family Code regulations previously found in Section 7.0201 and builds upon those with new Site Design and Building Design related regulations. The Code requirements address site design; sustainable design; safe design; open spaces design; landscaping; site maintenance; transitions between public and private spaces; multi-modal transportation provisions; building massing; facades; entries; sustainable architectural elements; and building materials.

Section 7.0201

This section deletes provisions for multi-family development as they are replaced by the new sections 7.0100-7.0103. The modified Section 7.0201 will provide for the single-family attached design criteria and regulations.

Other Sections throughout the Development Code

Several text modifications are proposed throughout the Development Code for purposes of consistency, and referencing. Examples include:

- A development in the Downtown Plan District is exempt from certain provisions in the current Section 7.0201 and those references have changed. The new multi-family Code also exempts a proposed Downtown Plan District multi-family development from some of the regulations in the new multi-family Code Section 7.0103 because the topics are addressed in the Downtown Plan District section or are not appropriate;
- Lighting requirements in the Code have also been updated for consistency with the new lighting requirements in Section 7.0103; and
- Section 7.0202 has been modified so that a new mixed-use development understands that it must comply with both the residential regulations of section 7.0103 and the commercial regulations of Section 7.0202.

Staff Report Organization and Contents

- Section I is an Executive Summary of the project provides an overview of proposed Community Development Plan and Code changes anticipated as part of this project.
- Section II identifies applicable Development Code procedures that apply to the proposal.
- Section III identifies those current Community Development Plan Goals and Policies that apply to the proposal.
- Section IV identifies the applicable Metro Urban Growth Functional Plan (UGMFP) titles that apply to the proposal.
- Section V identifies the applicable Statewide Planning Goals applicable to this proposal.
- Section VI contains findings of fact that indicate how the proposal is consistent with Sections III through V:
 - Subsection A is findings of fact for the Community Development Code procedures.
 - Subsection B is findings of fact for the Community Development Plan Goals and Policies.
 - Subsection C is findings of fact for the Metro Functional Plan titles.
 - Subsection D is findings of fact for the Statewide Planning Goals.
- Sections VII and VIII summarize staff conclusions and recommendations.
- Exhibit 'A' includes proposed amendments to Volume 2 (Policies) and Volume 3 (Development Code) as well as commentary. Section 7.0100 Multi-Family Residential Criteria, Guidelines and Standards dated February 24, 2010 is Attachment 'A' to Exhibit 'A'. The commentary provides additional findings for this proposal.

SECTION II

APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

Section 11.0200 and 11.0204	Initiation and Classification of Applications
Section 11.0600	Type IV Procedure – Legislative
Section 11.1000	Public Hearings

SECTION III

APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES

Section 10.014	Land Use Policies and Regulations
Section 10.100	Citizen Involvement
Section 10.413	Community Design
Section 10.600	Statewide Planning Goal 10: Housing

SECTION IV

APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES

Title 8 Compliance Procedures

SECTION V

APPLICABLE STATEWIDE PLANNING GOALS

Goal 2 Land Use Planning

Goal 10 Housing

SECTION VI

FINDINGS OF FACT

The proposed Community Development Plan amendments attached as Exhibit 'A' are consistent with all applicable procedures, Goals and Policies of the Community Development Plan and applicable titles of the Metro Urban Growth Management Functional Plan as indicated in the following findings.

A. COMMUNITY DEVELOPMENT CODE PROCEDURES

1. Section 11.0200 and 11.0204 – Initiation and Classification of Applications. This section classifies applications and requires that the Planning Commission shall hold a public hearing and make a recommendation to the Council for an amendment to the Community Development Code and the Community Development Plan. The Council shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. The Planning Commission and Council will make findings for each of the applicable criteria. The section also provides for a hearing process consistent with Section 11.1000. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal. The Planning Commission public hearing is March 8, 2010 and the tentative date for the City Council hearing will be April 6, 2010. Findings are made for the applicable criteria in this report or as revised in the record.

2. Section 11.0600 – Legislative Procedures. This section requires that an amendment to the Community Development Code and the Community Development Plan be a legislative action under the Type IV Procedure pursuant to this section. This section applies to this proposal, as it is an amendment to the Community Development Code and the Community Development Plan.

3. Section 11.1000 - Public Hearings. For a Type IV Comprehensive Plan Amendment this section requires that hearings be scheduled, a notice published in a newspaper of general circulation in the City and a copy of the decision be mailed to those required to receive such notice. Required notice of public hearing for these proposed text amendments has been published in the Gresham Outlook, as required by this section. The Planning Commission will make a recommendation and the Council will make a decision that will be based on findings of fact contained in this report and in the hearings record, and a decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

B. COMMUNITY DEVELOPMENT PLAN GOALS AND POLICIES (VOLUME III)

This section identifies the applicable Community Development Plan Goals and Policies. The text (*italicized*) of the Policy is followed by corresponding findings and conclusions. The applicable Policies are grouped by general categories.

1. General Goals & Policies

Section 10.014 Land Use Policies and Regulations

Goal: Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.

Policy 1: The City's land use program will be consistent with state and regional requirements but also shall serve the best interests of Gresham.

Policy 2: The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.

Policy 12: The City shall establish design standards to assure quality development and enhance the community's attractiveness and livability.

Policy 21: Council may, upon finding it is in the overall public interest, initiate legislative processes to change the Comprehensive Plan text and Community Development Plan Map(s) and Development Code.

Findings

These general Goals and Policies establish the City's intent to use its Comprehensive Plan (Gresham Community Development Plan [GCDP]) as the basis for appropriate planning processes and resulting land use plans.

Policy 1, 2, 12, and 21: The proposed amendments are part of the Multi-Family Design Standards project which was requested by the Gresham City Council in 2009 to address the quality of multi-family developments. The City Council endorsed the project by adopting it in its 2009 and 2010 Work Plans. The proposed Code and Policy amendments address the design and quality issues identified through an extensive public participation process including many public meetings with the Design Commission, the Planning Commission, City Council, residents, property owners, business owners and other interested parties. The proposal is consistent with state and regional provisions and is intended to meet interests of the public for quality designs. The amendments provide Design Standards that are clear and objective in conformance with ORS 197.303 and 197.307 governing local government reviews for needed housing and well as Design Guidelines for the discretionary review process. Density and residential use provisions are not being changed, in conformance with Metro housing standards. The proposed amendments were created during a collaborative planning process that involved

Conclusions

Policies 1, 2 and 12 are addressed because the proposed amendments are consistent with state and regional regulations and are intended to meet the interests of the citizens of Gresham. The proposed amendments with new multi-family Design Principles, Guidelines and Standards implement the Development Plan Goals and Policies with regulations that promote high quality design. The updates are consistent with state and regional requirements.

Policy 21 is addressed because the proposed amendments were initiated with Council's adoption of the Council Work Plan in January of 2009.

The proposal is consistent with the applicable general Goals and Policies listed in this section.

2. Citizen Involvement Goals & Policies

Section 10.100 - Citizen Involvement

Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.

Policy 1: The City shall ensure the opportunity for citizen participation and input when preparing and revising policies, plans and implementing regulations.

Policy 2: The City shall consider the interests of the entire community and the goals and policies of the Comprehensive Plan when making decisions.

Policy 3: The City shall foster regular and ongoing two-way communication between citizens and City elected and appointed officials.

Policy 6: The City shall ensure that technical information necessary to make policy decisions is readily available.

Policy 7: The City shall facilitate involvement of citizens in the planning process, including data collection, plan preparation, adoption, implementation, evaluation and revision.

Policy 10: The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.

Findings

The public involvement Goals and Policies establish the City's intent that its citizens have meaningful opportunities throughout a planning project to be informed and to affect proposals. The Multi-Family Design Standards on the Council Work Plan began in May of 2009 and has actively engaged the public in the planning process. The process included two public open houses, numerous public Design Commission, Planning Commission and City Council meetings, a Design Charrette and an on-line Visual Preference Survey.

The City's Comprehensive Planning project web page has been keep up to date with schedules and drafts of the proposal. Public notice was also provided to the Gresham Outlook and notice was also sent to the State Department of Land and Conservation Development (DLCD) and Metro.

The outreach included:

- Design Commission meetings on 5/14/09, 6/11/09, 9/10/09, 10/8/09, 11/12/09, 12/10/09 and 1/14/10.
- Developer's Group presentations on 5/28/09, 9/24/09 and 1.28/10.
- Design Charrette on 7/9/09.
- Visual Preference Survey available on-line in both English and Spanish on the City's Web site and shared at open houses, the Farmers' Market, the Rockwood Business Coalition and the Neighborhood Coalition.
- Planning Commission work sessions on 7/27/09, 8/24/09 and 11/23/09
- Community Forums on 9/30/09 and 1/20/10
- Neighborhood Coalition meeting on 2/9/10.
- City staff prepared project documents (including public input summaries) and posted them on a project Web page on the City's Web Site. Interested parties were invited to evaluate the documents and propose revisions and new ideas.
- Information on the project has been made available at other Comprehensive Planning workshops.
- The askGresham e-mail tool has been used to alert interested parties when new materials are available on the Web site and when upcoming meetings will occur.
- Project information has been available at the Urban Design & Planning office.

Conclusion

Policies 1, 2, 3, 7 and 10 are addressed by the work sessions and community open houses attended by property owners and developers during the City-initiated review process, by staff presentations at Design

Commission, neighborhood coalition and other meetings, and by Planning Commission and City Council public meetings and work sessions.

Policy 6 is addressed by posting of materials on website and by making materials available through City staff in the Comprehensive Planning Section within City Planning Services.

The *Citizen Involvement Goal (10.100)* is met by the combination of work sessions, open houses, mailings, and meetings as well as providing information about the proposal and schedules on the City web site and at City Hall.

The proposal is consistent with the applicable citizen involvement Goals and Policies.

3. Community Design Goals & Policies

10.413 Community Design

Applicable Policies

It is the City's policy to establish a community design process which:

- 1. Evaluates and locates development proposals in terms of scale and related community impacts with overall purpose being a complementary land use pattern and long term stability.*
- 2. Evaluates individual developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking provisions for the handicapped, and crime prevention techniques.*

Applicable Implementation Strategies

- 1. The Community Development Code will establish an expeditious design process:*
 - a. Based on design criteria;*
 - b. As an administrative procedure with an appeals process;*
 - c. Applicable to attached residential structures, moderate density development, commercial and industrial uses and community services.*
- 2. The Community Development Standards document will include design criteria which:*
 - a. Preserve and enhance the amenities of the natural and physical environment.*
 - b. Maintain and improve the qualities of the relationships among buildings and surrounding neighborhoods;*
 - c. Ensure that individual developments contribute to a quality environment for people utilizing the development and the surrounding neighborhood.*
 - d. Encourage consideration for the climate, soil capabilities and limitations, topography, sun orientation and natural vegetation in the site plan.*
- 3. The Community Development Standards will prescribe design requirements related to:*
 - a. Community identity*
 - b. Site layout;*
 - c. Private outdoor spaces;*
 - d. Parking;*
 - e. Circulation;*
 - g. Entry areas;*
 - h. Outdoor storage*

- i. Landscaping and buffering;*
- j. Building orientation;*
- k. Transit and pedestrian access; and*
- i. Retention of natural features and significant vegetation.*

Findings

The Community Design Policies and Implementation Strategies establish the City's priority to factor design considerations into new development proposals as the City's character and attractiveness are determined by its urban design. The Implementation Strategies describe the need for design requirements relative to community identity, building and site layouts, multi-modal features, quality and preservation of the natural and physical environment.

Early in the design quality discussion with the Design Commission, Planning Commission and City Council, the City recognized the need to upgrade its existing multi-family design review standards in order to facilitate more attractive future developments. The Community Design Policies of Section 10.413 lay the groundwork for providing both Plan Policies and Code regulations to address design issues for multi-family dwellings. The proposed amendments have addressed these community design Policies and Strategies by proposing extensive amendments to the multi-family Code that regulate site design, building design and promote enhancement of the natural and physical built environment.

The Code amendments also address the Implementation Strategy to establish an expeditious design review process. The new amendments provide the applicant with a choice to follow the clear and objective process by meeting the Design Standards or to follow the discretionary process meeting the Design Guidelines. Both the Guidelines and the Standards are based upon the Design Principles. The discretionary process is intended to provide the Architect or designer creative flexibility to present a very innovative project that may not specifically meet the Design Standards but do meet the Design Guidelines.

Conclusion

Policies 1 and 2 and the applicable Implementation Strategies included are addressed by creating a new Section 10.413.2 Design Standards For Multi-Family Dwellings that further defines residential design quality issues for 10.413 Community Design. Policy 3 is addressed with the proposed Code amendments applicable to two or more units, elderly housing and the residential component of mixed-use developments.

The proposal is consistent with applicable Community Design Policies and Implementation Strategies.

4. Housing Goal & Policies

10.600 Housing

Goal: Ensure adequate quality housing for existing and future Gresham residents

Policy 1: The City shall protect and enhance the quality and integrity of its residential neighborhoods.

Policy 4: The City shall promote housing development and design innovation and quality through methods such as planned residential development and master planning standards.

Policy 5: The City shall require multi-family and other attached housing development to conform to community design and development standards.

Action Measure 7: Encourage the use of site planning and building design methods for residential developments proposed adjacent to major streets to enhance livability, such as appropriate setbacks, buffering and screening, noise mitigation, building orientation, landscaping, etc.

Action Measure 8: Reduce compatibility problems between different residential densities by utilizing methods such as buffering and screening, increased setbacks, landscaping and modulating building bulk and scale.

Action Measure 9: Develop regulations, standards, educational tools and incentives to induce property owners to maintain residential property to prevent blight and promote safe and healthy living environments.

Findings

The proposed Code revisions support the Housing section by providing both discretionary and clear and objective architectural Design Standards for two or more unit dwellings, elderly housing and the residential component of mixed-use housing to improve the quality of design for these types of units. New Design Guidelines and Standards address quality design in the areas of:

- Site design and lighting;
- Sustainable design;
- Public safety;
- Open space design and landscaping;
- Vehicular and pedestrian circulation;
- Storage and garage layout; and
- Architectural building design and materials.

There are also new provisions to permit buildings to orient their individual unit entrances toward a central courtyard. This is particularly relevant for sites on high traffic arterials as this will enhance the livability of the units where residents do not have their front door a short distance from rapidly moving vehicles. A complete sub-section on a new proposed landscape maintenance agreement process has also been included in the Code section in order to induce property owners to maintain their residential properties in a safe, attractive and healthy manner.

Conclusion

The Housing Goal, Policies and Action Measures referenced all focus on a common theme which is housing quality. They are met in that housing quality will be encouraged through the adoption and implementation of the Design Guidelines and Design Standards that address multiple aspects of excellent design quality in the built environment. Compliance with these Standards will provide an additional Measure of architectural design quality that current housing standards don't provide.

The proposal is consistent with the applicable Housing Goal, Policies and Action Measures.

C. METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN (UGMFP)

Title 8 Compliance Procedures

Findings

Section 3.07.820 of this title requires that at least 45 days prior to the first evidentiary hearing on an amendment to a Comprehensive Plan or land use regulation that the City submits the proposed amendments to Metro. Metro may review the amendments and can request that the City provide an analysis of the compliance of the amendment with the Functional Plan.

The City submitted the proposed amendments to both DLCD and Metro on January 21, 2010 which was at least 45 day prior to the first evidentiary hearing of March 8, 2010. Metro has submitted no comments or request for an analysis.

City staff did not find that any other titles of the Functional Plan were affected by the proposed amendments.

Conclusion

The City has submitted the proposed amendments to Metro at least 45 day prior to the first evidentiary hearing and Metro has made no comments or request on the proposal.

The proposal is consistent with Title 8.

D. STATEWIDE PLANNING GOALS

1. Goal 2 – Land Use Planning

Goal 2: Land Use Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings

Goal 2 requires the actions of jurisdictions and government agencies (in regards to land use) to be consistent with Comprehensive Plans adopted by cities, counties and regional governments. The Goal also describes considerations to be made as part of the development and adoption of Comprehensive Plans.

Gresham already has a State acknowledged Comprehensive Plan. The proposal here is a modification of that Plan and its Implementation Policies. Prior findings (above) have been provided to illustrate how the proposed modifications comply with the City's Comprehensive Plan.

Conclusion

Goal 2 is met by showing conformance of the proposed provisions with the City's acknowledged Comprehensive Plan.

2. Goal 10 – Housing

To provide for the housing needs of the citizens of the state.

Findings

Statewide Planning Goal 10 requires that cities provide for the housing needs of citizens by planning for the "availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." As part of this requirement, a buildable lands inventory (including a determination of what housing is needed) is required. Jurisdictions also need to determine how housing development will be facilitated (including the development and revision of implementation codes). In this case, multi-family dwellings are identified as a needed housing and the proposed Code revisions help to provide improved implementation and review through the use of clear and objective Standards. These revisions also are consistent with the requirements of ORS 197.303 and 197.307 which require clear and objective Standards for administrative reviews of needed housing.

Conclusion

Goal 10 is complied with because multi-family housing is a "needed housing" and the proposed Code amendments help to improve the development review process for this housing type through the use of the clear and objective Design Standards.

SECTION VII

CONCLUSION

The proposed Comprehensive Plan amendments attached as Exhibit 'A' are consistent with applicable Goals and Policies of the Community Development Plan, the applicable development Code procedures of the Community Development Plan; and applicable Metro UGMFP Code; as indicated by findings contained or referenced in Section VI of this report.

SECTION VIII

RECOMMENDATION

Staff recommends **adoption** of the proposed Comprehensive Plan Policy and Code amendments as contained in the attached Exhibit 'A'.

End of Staff Report



MEMORANDUM

URBAN DESIGN & PLANNING

ADDENDUM STAFF REPORT TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT MULTI-FAMILY DESIGN STANDARDS PROJECT

To: Gresham Planning Commission

From: Mike Abbaté, Urban Design & Planning Director
Jonathan Harker, AICP, Long Range Planning Manager
Lauren McGuire, Senior Planner

Hearing Date: March 8, 2010
Report Date: March 8, 2010

File: CPA 09-089

Proposal: Staff noted three minor modifications to the Code language for clarification as discussed below.

Recommendation: Staff recommends **adoption** of the proposed Comprehensive Plan amendments with these modifications.

Modifications to the March 8, 2010 Section 7.0100 Code language:

1. Page 15. Staff noted an omission on page 15 of the Waste Standard in Section 7.0103(A)(1) as follows:
Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.
The requirement currently exists on page 9 as a Guideline in Section 7.0103(A)(1)(c)(7) and should also have been included as a Standard on page 15.
2. Page 20. Staff recommends the addition of the words "of the hardscape" so the Code section 7.0103(A)(2)(d)(4) reads as follows:
After 5 years, a minimum of thirty percent (30%) shading of the hardscape shall be provided. Determination shall be based upon the expected growth of the selected tree.
3. Page 35. Staff recommends that in Code section 7.0103(A)(5)(d)(13)(b)(ii) the words "two (2) growing seasons after the date of acceptance of the installation" be changed to two (2) years after the Final Certificate of Occupancy inspection approval to be consistent with the earlier establishment period language in this Standard.

GRESHAM CITY COUNCIL

AGENDA ITEM TYPE: DECISION



Award to Private Business: Mobile Data Computers for Fire & Emergency Services

Meeting Date: April 20, 2010
Fire & Emergency Service

Agenda Item Number: C-2
Service Area Managers: Scott Lewis

REQUESTED COUNCIL ACTION

Move to approve the purchase of upgrades to mobile data computers from Hub-Data 911 in an amount not to exceed \$135,000.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The Citizens of Gresham are best served by well staffed, trained, and equipped Firefighters. Providing these vital services to our community requires communication equipment to assure the best information is available to our emergency responders.

BACKGROUND

In April of 2003, Fire & Emergency Service (FES) obtained a Department of Homeland Security grant through the State to replace our aging mobile data computers (MDCs). Now the City of Portland is upgrading the Computer Aided Dispatch (CAD) system that provides the critical link from the 9-1-1 caller to the emergency responders. FES, anticipating the current MDCs would not be adequate to handle the data input from the new CAD, applied for an Assistance to Firefighters Grant (AFG) in May of 2009 to upgrade our MDCs. Staff estimates in May 2009 that the upgrades would cost approximately \$100,000. The City was successful in obtaining the grant, which will pay 80% of the 2009 estimates.

As with many large information technology projects, staff has learned that the information originally provided to the City failed to identify all the requisite components that will be needed. In this case, the current computer monitors do not have the resolution recommended for the new CAD, and there is a need for mobile broadband. These additional items will increase the cost of the total project by approximately \$35,000. Since these items were not included in the AFG request, we will not have the ability to collect the 80% from FEMA on the total amount.

FES has requested a sole source designation for this purchase based on the following criteria:

Efficient utilization of existing goods

Since 2000, Data 911 has been the successful competitive bidder for all of Gresham MDC purchases. Additionally, MDCs purchased through the Urban Area Security Initiative Grant Program have been manufactured by Data 911. A single brand streamlines maintenance

and repair activities performed by the County Radio Shop. The new components will come with a three year warranty.

Operations & Training

Fire & Emergency Service trains firefighters to operate its MDCs under normal and emergency situations. Maintaining consistency in operations between vehicles greatly reduces the ongoing training need and cost, improves fire ground operations, and lowers the risk to citizens and firefighters.

Future Upgrades

The design of the Data 911 MDC allows for future modifications, without complete replacement of the MDC. Further, the nature of the design allows our maintenance personnel to easily change a component of the unit (such as hard drives) without taking the apparatus out of service for long periods.

RECOMMENDATION AND ALTERNATIVES

Staff recommends the purchase of upgrades to mobile data computers. An exemption from the requirement for competitive bidding (GRC 2.80.130) is being requested pursuant to ORS 279B.075 sole-source procurement.

Alternatively, FES could be directed to go out for a competitive bid to replace MDCs. This will result in extended timelines, additional installation and programming costs, increased training requirements, and a divergence from the current interoperability with Portland Fire and Rescue.

BUDGET / FINANCIAL IMPACT

The Assistance to Firefighters Grant was accepted and appropriated through the Supplemental Budget which was approved by Council on February 2, 2010.

Additional costs are available through savings in the current fiscal year 2010 appropriations for FES.

PUBLIC INVOLVEMENT

This Council item and meeting has been noticed publicly and is open to the public. The acceptance of the Assistance to Firefighters Grant was also made at a noticed and public meeting.

NEXT STEPS

Fire & Emergency Services will work to complete the purchase and accept delivery before June 30, 2010.

ATTACHMENTS

Request for sole source purchasing.

FROM:

Scott Lewis, Fire Chief

REVIEWED THROUGH:

Scott Lewis, Fire & Emergency Services Chief
Deborah Bond, Finance & Management Services Director
Randy Paden, Information Technology Director
David Ris, City Attorney
Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Scott Lewis, Fire Chief
Telephone: (503) 618-2355
Staff E-Mail: Scott.Lewis@greshamoregon.gov

Website: www.greshamoregon.gov



Memorandum Fire & Emergency Services

To: Erik Kvarsten, City Manager

From: Scott Lewis, Fire Chief

Date: March 30, 2010

Subject: Request for Bid Waiver – **Mobile Data Computer**

This is a request for a bid waiver that would allow **Fire & Emergency Services** to enter into a contract with Hub-Data 911, to provide upgrades to our current Data 911 Mobile Data Computers (MDCs) used in our fire apparatus and staff vehicles for not more than \$135,000 on a sole source basis.

The upgrade is needed to assure compatibility with the new Computer Aided Dispatch (CAD), being purchased by the City of Portland and their Bureau of Emergency Communications (BOEC). Approximately \$80,000 of the total project will be provided by the Assistance to Firefighters Grant Program from FEMA.

Hub – Data 911, of Chesterfield, MO, with manufacturing in Alameda, CA, is the supplier of our current MDCs and is a direct supplier and does not use vendors to sell their products. A letter from Hub-Data 911 is attached.

An exemption from the requirement for competitive bidding (GRC 2.80.130) is being requested pursuant to ORS 279B.075 Sole-source procurement:

- (a) That the efficient utilization of existing goods requires the acquisition of compatible goods or services;
- (d) Other findings that support the conclusion that the goods or services are available from only one source.

This purchase meets the criteria as described below.

Efficient utilization of existing goods

Since 2000, Data 911 has been the successful competitive bidder for all of Gresham MDC purchases. Additionally, MDCs purchased through the Urban Area Security Initiative Grant Program have been manufactured by Data 911. A single brand streamlines maintenance and repair activities performed by the County Radio Shop. The new components will come with a three (3) year warranty.

Operations & Training

Fire & Emergency Service trains firefighters to operate its MDCs under normal and emergency situations. Maintaining consistency in operations between vehicles greatly reduces the ongoing training need and cost, improves fire ground operations, and lowers the risk to our citizens and our firefighters.

Future Upgrades

The design of the Data 911 MDC allows for future modifications, without complete replacement of the MDC. Further, the nature of the design allows our maintenance personnel to easily change a component of the unit (such as hard drives) without taking the apparatus out of service for long periods.


2009 Assistance to Firefighters Grant Program

In May of 2009 FES applied for an Assistance to Firefighters Grant to fund up to 80% of the MDC upgrades. Our award for the grant was announced in January. Based on the information available at that time, our grant request was for replacement of the CPUs and Keyboards only. This cost was estimated at \$100,000 of which the grant will fund 80%. Since then we have learned the current screens do not have the resolution recommended by the CAD vendor, and other components needed for essential functions. This change will increase the cost of MDCs by \$30,000.

Whereas Hub – Data 911 is the vendor of our current MDCs, the replacement of these major components will allow for the use of existing mounting hardware, cabling, and software.

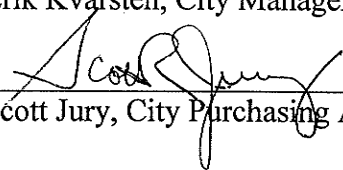
The requirements for sole source have been explored and met and FES has identified the funding for the grant match and the balance of this purchase.

Approved:

 4.5.10

Erik Kvarsten, City Manager / Date

Approved:

 4-1-10

Scott Jury, City Purchasing Agent / Date

Hub-Data911

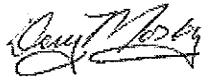
Tuesday, March 16, 2010

Scott Lewis
Gresham Fire & Emergency Services
1333 NW Eastman Parkway
Gresham, OR 97030


Dear Chief Lewis,

This letter certifies that Data911, a wholly owned subsidiary of Hubb Systems, LLC is the sole source for Data911 M6 Mobile Computer Systems, Mobile Digital Video Systems and our Public Safety Enterprise Suite of software which including but is not limited to, CAD, RMS, AVL, and MDC software products. All Data911 hardware is solely manufactured by Data911 at 2021 Challenger Dr., Alameda, California. Additionally, Data911 software products are not sold, licensed, provided or distributed by any business partners, resellers, distributors or 3rd party entities.

Sincerely,



Lt. Doug Mosby (Retired)
Contract Manager

A Quotation Prepared For:							
City of Gresham Fire							
Attn:	Chief Scott Lewis	Michael Mattal Regional Manager					
Address:	1333 NW Eastman Pkwy	Office: 916-543-4858					
City, St, Zip:	Gresham, OR 97030	michael.mattal@data911.com					
Office No:	503-618-2339	Lisa Cayce Inside Sales Representative					
Email:	Scott.Lewis@greshamoregon.gov	Office 636-532-4911 x 107 Fax 636-532-4916					
	Quote Date:	April 02, 2010					
	Quote Number:	114-2010-030810-rev4					

GRESHAM CITY COUNCIL

AGENDA ITEM TYPE: DECISION



Appointments: Natural Resources and Sustainability Committee

Meeting Date: April 20, 2010
Service Area: OGM

Agenda Item Number: C-3
Service Area Manager: Erik Kvarsten

REQUESTED COUNCIL ACTION

Move to confirm the appointment of Pam Wetzel and Kim Zimmerman to the Natural Resources and Sustainability Committee.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The Natural Resources and Sustainability Committee was created to advise the City Council on policy development matters and actions related to the protection, restoration, and enhancement of natural resources, watershed health, water quality, fish and wildlife habitat, urban tree canopy, the provision of public health, and the development, improvement and expansion of city parks, trails, and green space for the present and future generations. They also advise the City Council on planning, organizing and evaluating local and regional stormwater, wastewater, environmental, solid waste, water, and recycling services programs, policies and needs.

BACKGROUND

After review of application materials, Pam Wetzel and Kim Zimmerman were interviewed by Council Liaison Shirley Craddick, Staff Liaison Dave Rouse, and Committee Chair, Steve Bennett. After the interview, Pam Wetzel and Kim Zimmerman were invited to join the committee and be officially appointed at the April 20th City Council meeting. They will each serve a three year term.

RECOMMENDATION AND ALTERNATIVES

Mayor Bemis is recommending the appointment of Pam Wetzel and Kim Zimmerman to serve on the Natural Resources and Sustainability Committee.

BUDGET / FINANCIAL IMPACT

None

PUBLIC INVOLVEMENT

Applicants were solicited for citizens interested in serving on vacancies for the Council Citizen Advisory Committees and Subcommittees. Current openings are also announced in the City newsletter.

NEXT STEPS

None

ATTACHMENTS

1. Application Copies
 2. Interview Questions and Answers
-

FROM:

Connie Otto, City Council Coordinator

REVIEWED THROUGH:

Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Connie Otto
Telephone: 503-618-2360
Staff E-Mail: connie.otto@greshamoregon.gov
Website: www.greshamoregon.gov

DATE: 1-25-10

#2109

COUNCIL CITIZEN ADVISORY COMMITTEE APPLICATION

NAME: Delwayne Rassi
(PLEASE PRINT or TYPE)

HOME ADDRESS: _____

MAILING ADDRESS: 15081 SE. Mt. Royale Ct. ZIP _____Milw 97267 ZIP _____TELEPHONE: _____
(Home) 503-793-6268 (Work) 503-653-6873 (Email) blesd5@comcast.netPLACE OF EMPLOYMENT: City Wide Tree Service Inc.OCCUPATION: Arborist

NEIGHBORHOOD AREA: _____

BEST TIME TO CALL: _____

PLEASE CHECK ALL THAT INTEREST YOU:

☐ ART COMMITTEE

STANDING COUNCIL CITIZEN ADVISORY COMMITTEES

☐ CITIZEN INVOLVEMENT COMMITTEE☐ FINANCE COMMITTEE *☐ NATURAL RESOURCES & SUSTAINABILITY COMMITTEE☐ PARKS AND RECREATION SUB-COMMITTEE☐ URBAN FORESTY SUB-COMMITTEE☐ PLANNING COMMISSION☐ COMMUNITY DEVELOPMENT & HOUSING SUB-COMMITTEE☐ DESIGN COMMISSION☐ HISTORIC RESOURCES SUB-COMMITTEE☐ TRANSPORTATION SUB-COMMITTEE☐ PUBLIC SAFETY COMMITTEE☐ FIRE ADVISORY SUB-COMMITTEE☐ POLICE ADVISORY SUB-COMMITTEE

* Finance Committee also meets as part of the Budget Committee to review the annual city budget.

☐ Are you interested in serving on any short-term task forces or focus groups that would meet for a specific purpose and then disband when the business has been completed?

On the reverse side of this application, please list your background and /or experience, which would relate to the committee(s) you, have requested to serve on; you are welcome to attach a resume. You may contact the City Council Coordinator, Connie Otto at 503-618-2360 or connie.otto@greshamoregon.gov with any questions.

DATE: 1-25-10

Background / Experience / Interest

I have been in the Arboriculture industry for the last 24 years, and I am actively practicing Arboriculture every day. I am employed by City Wide Tree Service. I am an ISA Certified Arborist. I have been Certified for approx 15 years.

WORK: ① City Wide Tree Service - The last 3 years.

② Owned and operated Northwest Professional Tree Service for 10 years.

③ Tree Care Unlimited for 11 years.

Education: ① Mt Hood Com. College Horticulture program 1975 - 1986

② P.R.C. Fire Science Program 88-84

③ Continuing Education Program through the ISA to maintain certification approx 10 hours of CEU's per year.

I have a lot of practical experience in the Tree Service industry that I am willing to pass on to help the Community of Gresham through planning and education.

It would be an honor to serve as a Urban Forestry Committee Member. I also appreciate the experience it would be to serve on this Committee.

PLEASE RETURN THIS FORM TO:

City of Gresham
Attention: Connie Otto
1333 NW Eastman Parkway
Gresham, OR 97030
Fax 503-665-7692

URBAN FORESTRY SUBCOMMITTEE
CANDIDATE INTERVIEW QUESTIONS

Applicant Name: Delwayne Rassi

1. What most interested you about this position? Please tell us your background as it relates to urban forestry.

Being on the committee would allow me the opportunity to give back. I do not have experience being on a committee but I have 25 years in the business.

2. The Urban Forestry Subcommittee is charged with advising the Natural Resources and Sustainability Commission on issues related to the health, protection, extent, and management of the City's urban forest. What is your experience with codes and policies that impact the urban forest?

I have experience on a daily basis dealing with codes in a number of cities. I am interested in helping to develop flexibility in the code provisions. I have presented technical reports to regulatory jurisdictions.

3. The Urban Forestry Subcommittee has the responsibility to make findings and to recommend an action to the Planning Commission relating to Significant Tree designation. As a Subcommittee member you will be asked to judge the facts of the case concerning the tree and how the facts satisfy criteria for a Significant Tree. Although owner consent is required prior to designation, people may testify in opposition to a Significant Tree designation. This could be abutting property owners who do may be impacted by the tree: through branches hanging over their property, root uplift, etc. How do you feel about that?

I have the technical skills to make structural judgment on the soundness of trees.

4. What other groups or committees have you been a member of either in the City or in your personal life.

My involvement is with business groups.

5. The Committee meets once a month throughout the year; currently regular meetings are held on Monday at 4:00pm. Are you available at this time to attend the meetings?
In addition to these regular meetings, there may be occasional City Council, Planning Commission, Hearings Officer, or open houses to discuss project of the Urban Forestry subcommittee. Would you make yourself available to attend some of the hearings to these help represent the committee?

No problem with the time.

6. In addition to these regular meetings, there may be occasional City Council, Planning Commission, Hearings, or open houses to discuss projects of the Urban Forestry subcommittee. Would you make yourself available to attend some of the hearings to help represent the committee?

Yes this is not an issue.

7. What kind of a role would you play in a group committee setting? Are you a consensus builder or do you take a leadership role or? How would you describe your leadership style?

I like to lead by example.

8. A part of this position will be reviewing management documents specific to the urban forest, discussing potential changes to the tree regulations, and addressing the public, including representing the City at events and speaking to groups. Tell us about your experiences with the "public" - how comfortable are you talking with new people one-on-one or talking to groups.

I would try to educate. I am comfortable talking about trees and could do education sessions.

9. The Subcommittee occasionally may work in the field, usually in groups of three or four, surveying trees, often on a Saturday morning. Will you be able to do this?

Yes I can be.

GRESHAM CITY COUNCIL

AGENDA ITEM TYPE: DECISION



Appointment: Community Development and Housing Subcommittee

Meeting Date: April 20, 2010
Service Area: OGM

Agenda Item Number: C-4
Service Area Manager: Erik Kvarsten

REQUESTED COUNCIL ACTION

Move to confirm the appointment of Cory Williamson to the Community Development and Housing Council Citizen Advisory Subcommittee.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The purpose of the Community Development and Housing Subcommittee (CDHS) is to advise the City Council on community development and housing goals, objectives, policies, programs, projects and budgets to assist low and moderate income persons. Members are selected from groups that are representative of a broad spectrum of the population.

BACKGROUND

Cory Williamson was interviewed by Council Liaison, David Widmark, Chair Warren Scott, Staff Liaisons Elaine Fultz and Ann Pytynia. She was invited to be officially appointed to the Community Development and Housing Subcommittee at the City Council meeting on April 20, 2010. The term is for three years. The CDHS is a standing Council Citizen Advisory Subcommittee under the umbrella of the Planning Commission.

RECOMMENDATION AND ALTERNATIVES

Mayor Bemis is recommending the appointment of Cory Williamson to the Community Development and Housing Subcommittee.

BUDGET / FINANCIAL IMPACT

None

PUBLIC INVOLVEMENT

Not applicable.

NEXT STEPS

None

ATTACHMENTS

- A. Application Copy
 - B. Interview Questions and Answers
-

FROM:

Connie Otto, City Council Coordinator

REVIEWED THROUGH:

Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Connie Otto
Telephone: 503-618-2360
Staff E-Mail: connie.otto@greshamoregon.gov
Website: www.greshamoregon.gov

INTERVIEW QUESTIONS - COMMUNITY DEVELOPMENT & HOUSING SUB-COMMITTEE

NAME: Cory Williamson

1. WHAT ACTIVITIES AND/OR ORGANIZATIONS HAVE YOU BEEN ASSOCIATED WITH and WHY DO YOU WANT TO BE A MEMBER OF THIS COUNCIL ADVISORY COMMITTEE?

Profession is Mortgage Banker. I'm involved with GDDA and EMAR and I helped with the Police levy campaign. I am associated with the work of the committee.

2. DO YOU SEE A POTENTIAL CONFLICT OF INTEREST WHEN THE COMMITTEE RECOMMENDS AN ALLOCATION OF FUNDS?

I see no conflict at all except that I do work with the development community. I would declare a conflict if necessary.

3. WHAT SKILLS OR INTERESTS WOULD YOU BRING TO THE COMMITTEE? REAL ESTATE, HOUSING, FINANCE, SOCIAL SERVICES, NEEDS OF THE PEOPLE etc.

I can learn and teach.

4. WHAT KIND OF ROLE DO YOU PLAY IN A GROUP SETTING? LEADER, CONSENSUS MAKER ETC.

I am very adaptable, like to give input and good at research.

5. HAVE YOU EVER TAKEN A PUBLIC POSITION, WHICH WAS NOT POPULAR? TELL US ABOUT IT PLEASE.

When I worked on the Police levy it was not popular with everyone.

6. ARE YOU WILLING TO TAKE ADDITIONAL TRAINING TO MAKE YOURSELF MORE EFFECTIVE ON THE COMMITTEE?

Yes I would be willing to take training.



DATE: 2-18-09
2107

COUNCIL CITIZEN ADVISORY COMMITTEE APPLICATION

NAME: Cory Williamson
HOME ADDRESS: 1455 SE Hickory Pl Gresham, OR 97080
MAILING ADDRESS: Same
TELEPHONE: 503-669-0528 (Home) 503-489-1570 (Work) Cory.williamson@1stpac.com (Email)
PLACE OF EMPLOYMENT: First Pacific Mortgage
OCCUPATION: Loan Officer
NEIGHBORHOOD AREA: Kelly Creek
BEST TIME TO CALL: Call Anytime 503-313-8663

PLEASE CHECK ALL THAT INTEREST YOU:

☐ ART COMMITTEE

STANDING COUNCIL CITIZEN ADVISORY COMMITTEES

- ☐ CITIZEN INVOLVEMENT COMMITTEE
☐ FINANCE COMMITTEE *
☐ NATURAL RESOURCES & SUSTAINABILITY COMMITTEE
 ☐ PARKS AND RECREATION SUB-COMMITTEE
 ☐ URBAN FORESTY SUB-COMMITTEE
☐ PLANNING COMMISSION
 ☒ COMMUNITY DEVELOPMENT & HOUSING SUB-COMMITTEE
 ☐ DESIGN COMMISSION
 ☐ HISTORIC RESOURCES SUB-COMMITTEE
 ☐ TRANSPORTATION SUB-COMMITTEE
☐ PUBLIC SAFETY COMMITTEE
 ☐ FIRE ADVISORY SUB-COMMITTEE
 ☐ POLICE ADVISORY SUB-COMMITTEE

* Finance Committee also meets as part of the Budget Committee to review the annual city budget.

☐ Are you interested in serving on any short-term task forces or focus groups that would meet for a specific purpose and then disband when the business has been completed?

On the reverse side of this application, please list your background and /or experience, which would relate to the committee(s) you, have requested to serve on; you are welcome to attach a resume. You may contact the City Council Coordinator, Connie Otto at 503-618-2360 or connie.otto@ci.gresham.or.us with any questions.

DATE: _____

Background / Experience / Interest

Banking
Mortgage Banking
Real Estate
Non Profit Vol.
First Time Home Buyer Classes
EAST METRO ASSN. OF REALTORS
Various Committees - 10 yrs.
Political Involvement 25 yrs.

PLEASE RETURN THIS FORM TO:

City of Gresham
Attention: Connie Otto
1333 NW Eastman Parkway
Gresham, OR 97030
Fax 503-665-7692

GRESHAM CITY COUNCIL

AGENDA ITEM TYPE: DECISION



Appointment: Urban Forestry Subcommittee

Meeting Date: April 20, 2010
Service Area: OGM

Agenda Item Number: C-5
Service Area Manager: Erik Kvarsten

REQUESTED COUNCIL ACTION

Move to confirm the appointment of Delwayne Rassi to the Urban Forestry Subcommittee.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The seven-member Urban Forestry Subcommittee is the advising subcommittee on urban forestry issues to the Natural Resources and Sustainability Council Citizen Advisory Committee. The Urban Forestry Subcommittee will advise on all activities related to the health, protection and extent of the City's urban tree canopy. The subcommittee is also responsible for recommending the designation of significant trees and the maintenance and updating of the significant tree list. The subcommittee will also advise on all activities related to obtaining Tree city USA status.

BACKGROUND

Delwayne Rassi submitted a council advisory committee volunteer application showing his background, experience, and interest to be an Urban Forestry Subcommittee member. The applicant was interviewed by Shirley Craddick, Council Liaison, Mike Heilman, Chair, and Tina Osterink, Staff Liaison to the committee. After the interview, he was invited to be officially appointed at the City Council meeting on April 20, 2010.

RECOMMENDATION AND ALTERNATIVES

Mayor Bemis is recommending the appointment of Delwayne Rassi to the Urban Forestry Subcommittee.

BUDGET / FINANCIAL IMPACT

None

PUBLIC INVOLVEMENT

An annual advertisement is placed in the Gresham Outlook soliciting applications for vacancies on the Council Citizen Advisory Committees. Current openings are also announced in the City newsletter.

NEXT STEPS

N/A

ATTACHMENTS

- A. Application Copy
 - B. Interview questions and answers
-

FROM:

Connie Otto, City Council Coordinator

REVIEWED THROUGH:

Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Connie Otto
Telephone: 503-618-2360
Staff E-Mail: connie.otto@greshamoregon.gov
Website: www.greshamoregon.gov

INTERVIEW QUESTIONS - COMMUNITY DEVELOPMENT & HOUSING SUB-COMMITTEE

NAME: Cory Williamson

1. WHAT ACTIVITIES AND/OR ORGANIZATIONS HAVE YOU BEEN ASSOCIATED WITH and WHY DO YOU WANT TO BE A MEMBER OF THIS COUNCIL ADVISORY COMMITTEE?

Profession is Mortgage Banker. I'm involved with GDDA and EMAR and I helped with the Police levy campaign. I am associated with the work of the committee.

2. DO YOU SEE A POTENTIAL CONFLICT OF INTEREST WHEN THE COMMITTEE RECOMMENDS AN ALLOCATION OF FUNDS?

I see no conflict at all except that I do work with the development community. I would declare a conflict if necessary.

3. WHAT SKILLS OR INTERESTS WOULD YOU BRING TO THE COMMITTEE? REAL ESTATE, HOUSING, FINANCE, SOCIAL SERVICES, NEEDS OF THE PEOPLE etc.

I can learn and teach.

4. WHAT KIND OF ROLE DO YOU PLAY IN A GROUP SETTING? LEADER, CONSENSUS MAKER ETC.

I am very adaptable, like to give input and good at research.

5. HAVE YOU EVER TAKEN A PUBLIC POSITION, WHICH WAS NOT POPULAR? TELL US ABOUT IT PLEASE.

When I worked on the Police levy it was not popular with everyone.

6. ARE YOU WILLING TO TAKE ADDITIONAL TRAINING TO MAKE YOURSELF MORE EFFECTIVE ON THE COMMITTEE?

Yes I would be willing to take training.



DATE: 2-18-09
2107

COUNCIL CITIZEN ADVISORY COMMITTEE APPLICATION

NAME: Cory Williamson
HOME ADDRESS: 1455 SE Hickory Pl Gresham, OR 97080
MAILING ADDRESS: Same
TELEPHONE: 503-669-0528 (Home) 503-489-1570 (Work) Cory.williamson@1stpac.com (Email)
PLACE OF EMPLOYMENT: First Pacific Mortgage
OCCUPATION: Loan Officer
NEIGHBORHOOD AREA: Kelly Creek
BEST TIME TO CALL: Call Anytime 503-313-8663

PLEASE CHECK ALL THAT INTEREST YOU:

☐ ART COMMITTEE

STANDING COUNCIL CITIZEN ADVISORY COMMITTEES

- ☐ CITIZEN INVOLVEMENT COMMITTEE
☐ FINANCE COMMITTEE *
☐ NATURAL RESOURCES & SUSTAINABILITY COMMITTEE
 ☐ PARKS AND RECREATION SUB-COMMITTEE
 ☐ URBAN FORESTY SUB-COMMITTEE
☐ PLANNING COMMISSION
 ☒ COMMUNITY DEVELOPMENT & HOUSING SUB-COMMITTEE
 ☐ DESIGN COMMISSION
 ☐ HISTORIC RESOURCES SUB-COMMITTEE
 ☐ TRANSPORTATION SUB-COMMITTEE
☐ PUBLIC SAFETY COMMITTEE
 ☐ FIRE ADVISORY SUB-COMMITTEE
 ☐ POLICE ADVISORY SUB-COMMITTEE

* Finance Committee also meets as part of the Budget Committee to review the annual city budget.

☐ Are you interested in serving on any short-term task forces or focus groups that would meet for a specific purpose and then disband when the business has been completed?

On the reverse side of this application, please list your background and /or experience, which would relate to the committee(s) you, have requested to serve on; you are welcome to attach a resume. You may contact the City Council Coordinator, Connie Otto at 503-618-2360 or connie.otto@ci.gresham.or.us with any questions.

DATE: _____

Background / Experience / Interest

Banking
Mortgage Banking
Real Estate
Non Profit Vol.
First Time Home Buyer Classes
EAST METRO ASSN. OF REALTORS
Various Committees - 10 yrs.
Political Involvement 25 yrs.

PLEASE RETURN THIS FORM TO:

City of Gresham
Attention: Connie Otto
1333 NW Eastman Parkway
Gresham, OR 97030
Fax 503-665-7692

